

Executive Summary Report

Characteristics-Based Market Adjustment for 2004 Assessment Roll

Area Name / Number: Auburn / 28
Previous Physical Inspection: 2002

Sales - Improved Summary:

Number of Sales: 757

Range of Sale Dates: 1/2002 - 12/2003

| Sales – Improved Valuation Change Summary | | | | | | |
|---|----------|-----------|-----------|------------|-------|--------|
| | Land | Imps | Total | Sale Price | Ratio | COV* |
| 2003 Value | \$54,500 | \$129,000 | \$183,500 | \$195,600 | 93.8% | 8.17% |
| 2004 Value | \$56,900 | \$137,000 | \$193,900 | \$195,600 | 99.1% | 7.91% |
| Change | +\$2,400 | +\$8,000 | +\$10,400 | | +5.3% | -0.26% |
| % Change | +4.4% | +6.2% | +5.7% | | +5.7% | -3.18% |

*COV is a measure of uniformity; the lower the number the better the uniformity. The negative figures of -0.26% and -3.18% represent an improvement.

Sales used in this analysis: All sales of one to three unit residences on residential lots which were verified as, or appeared to be market sales were considered for the analysis. Individual sales that were excluded are listed later in this report. Multi-parcel sales, multi-building sales, mobile home sales, and sales of new construction where less than a 100% complete house was assessed for 2003 or any existing residence where the data for 2003 is significantly different from the data for 2004 due to remodeling were also excluded. In addition, the summary above excludes sales of parcels that had improvement value of \$10,000 or less posted for the 2003 Assessment Roll. This also excludes previously vacant and destroyed property partial value accounts.

Population - Improved Parcel Summary:

| | Land | Imps | Total |
|-----------------------|----------|-----------|-----------|
| 2003 Value | \$56,200 | \$128,900 | \$185,100 |
| 2004 Value | \$58,800 | \$137,400 | \$196,200 |
| Percent Change | +4.6% | +6.6% | +6.0% |

Number of one to three unit residences in the Population: 6335

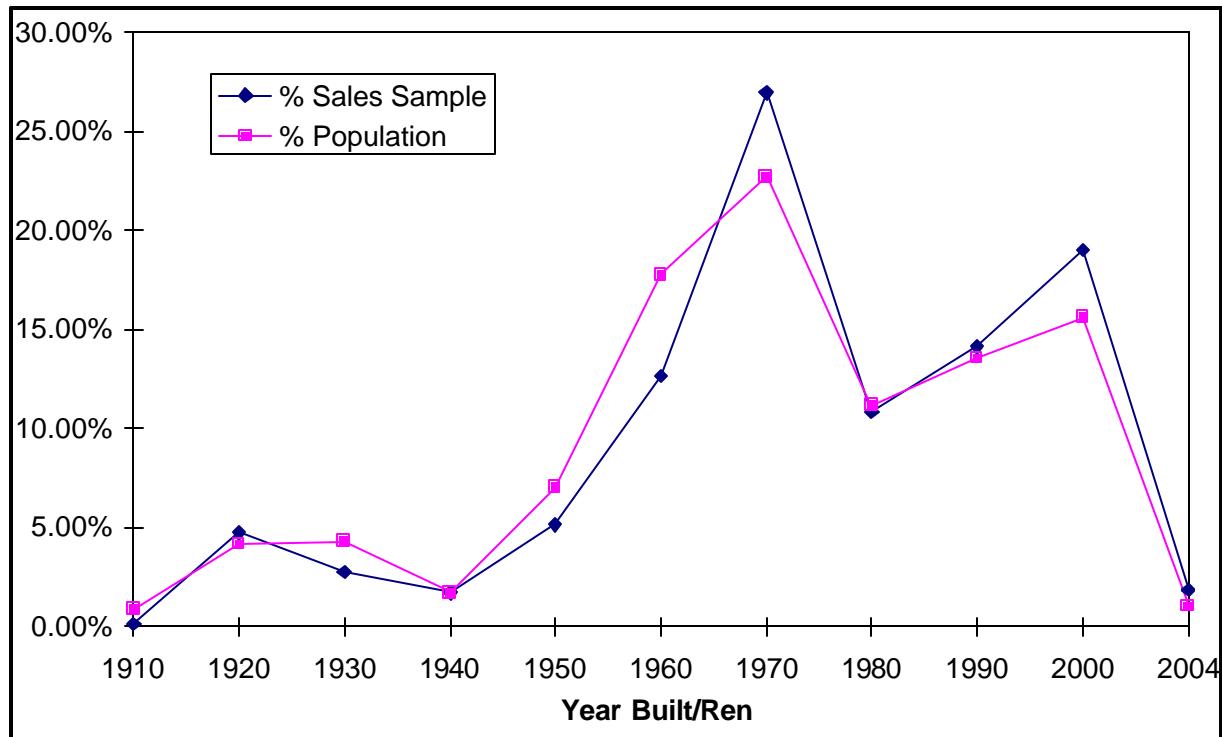
Summary of Findings: The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living area, views, waterfront, lot size, land problems and neighborhoods. The analysis results showed that several characteristic-based and neighborhood-based variables needed to be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, Auburn View Heights, Crofton Townhomes, and Lakeland Div 14 Ph 1 & 2 were at a higher assessment level than other parcels requiring a downward adjustment. Grade 8 parcels were at a lower assessment level than other parcels, and required a 4.4% upward adjustment, while Grade 6 parcels were at a lower assessment level than other parcels, requiring a 9.04% upward adjustment. The formula adjusts for these differences thus improving equalization.

The Annual Update Values described in this report improve assessment levels, uniformity and equity. The recommendation is to post those values for the 2004 assessment roll.

Sales Sample Representation of Population - Year Built or Year Renovated

| Sales Sample | | |
|---------------------|-----------|----------------|
| Year Built/Ren | Frequency | % Sales Sample |
| 1910 | 1 | 0.13% |
| 1920 | 36 | 4.76% |
| 1930 | 21 | 2.77% |
| 1940 | 13 | 1.72% |
| 1950 | 39 | 5.15% |
| 1960 | 96 | 12.68% |
| 1970 | 204 | 26.95% |
| 1980 | 82 | 10.83% |
| 1990 | 107 | 14.13% |
| 2000 | 144 | 19.02% |
| 2004 | 14 | 1.85% |
| | 757 | |

| Population | | |
|-------------------|-----------|--------------|
| Year Built/Ren | Frequency | % Population |
| 1910 | 56 | 0.88% |
| 1920 | 265 | 4.18% |
| 1930 | 273 | 4.31% |
| 1940 | 109 | 1.72% |
| 1950 | 446 | 7.04% |
| 1960 | 1126 | 17.77% |
| 1970 | 1439 | 22.72% |
| 1980 | 708 | 11.18% |
| 1990 | 858 | 13.54% |
| 2000 | 990 | 15.63% |
| 2004 | 65 | 1.03% |
| | 6335 | |

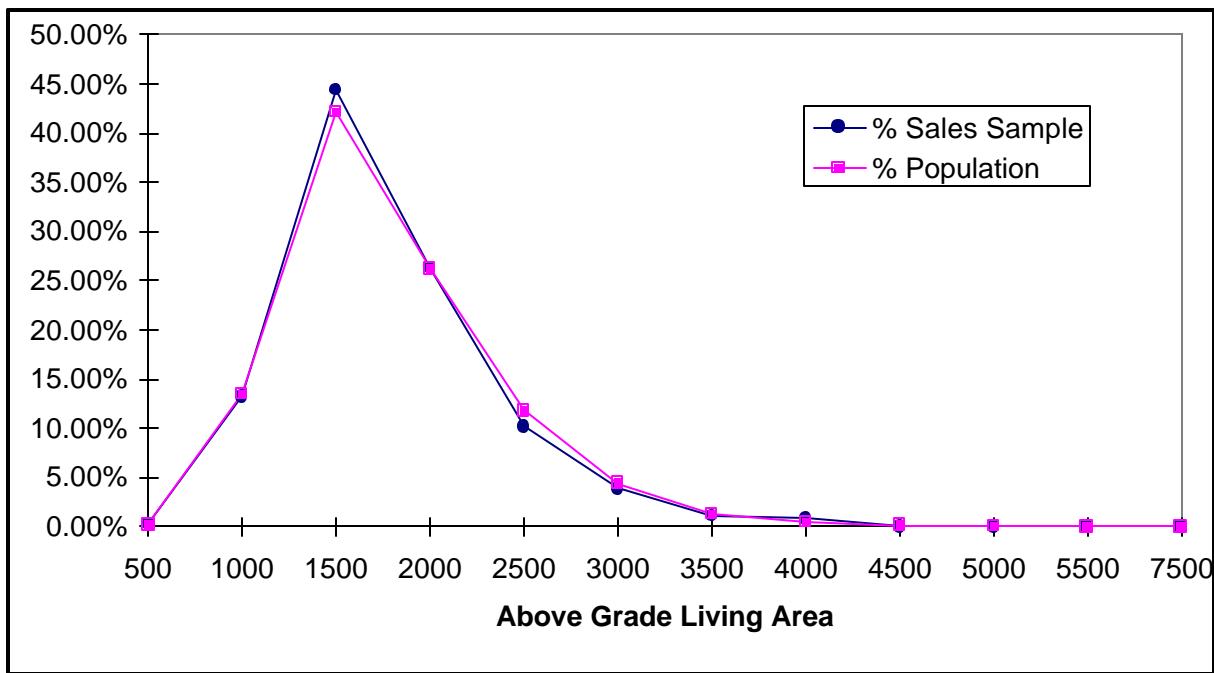


Sales of new homes built in the last ten years are over-represented in this sample. This is a common occurrence due to the fact that most new homes will sell shortly after completion.

Sales Sample Representation of Population - Above Grade Living Area

| Sales Sample | | |
|---------------------|-----------|----------------|
| AGLA | Frequency | % Sales Sample |
| 500 | 2 | 0.26% |
| 1000 | 100 | 13.21% |
| 1500 | 336 | 44.39% |
| 2000 | 199 | 26.29% |
| 2500 | 77 | 10.17% |
| 3000 | 29 | 3.83% |
| 3500 | 8 | 1.06% |
| 4000 | 6 | 0.79% |
| 4500 | 0 | 0.00% |
| 5000 | 0 | 0.00% |
| 5500 | 0 | 0.00% |
| 7500 | 0 | 0.00% |
| | 757 | |

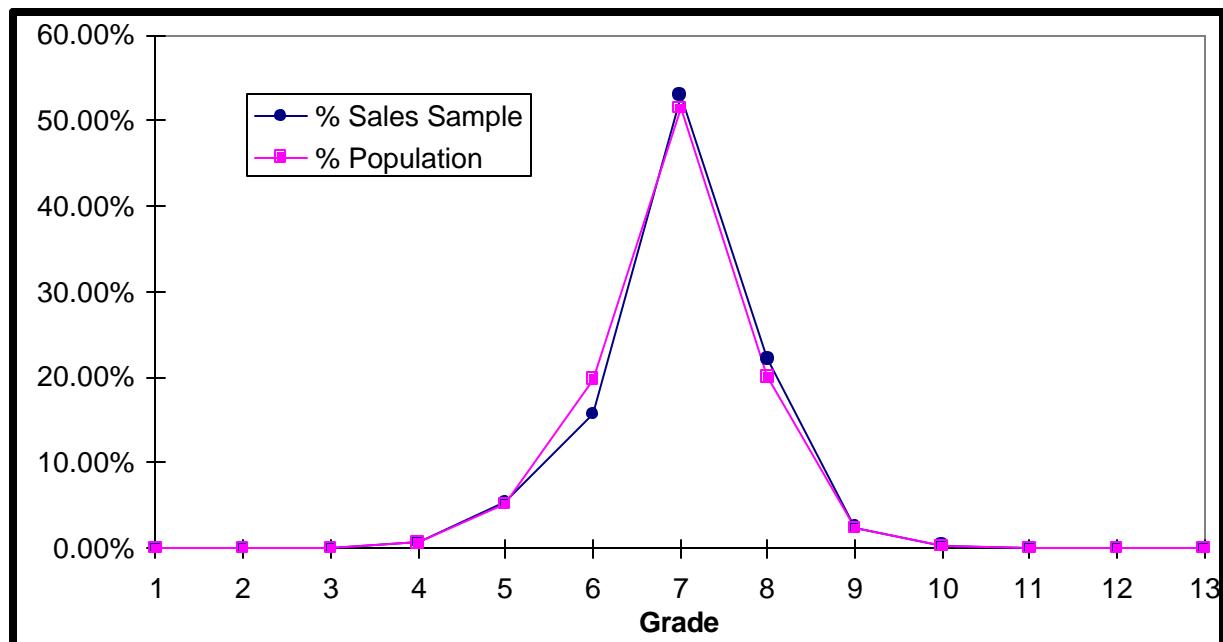
| Population | | |
|-------------------|-----------|--------------|
| AGLA | Frequency | % Population |
| 500 | 12 | 0.19% |
| 1000 | 854 | 13.48% |
| 1500 | 2666 | 42.08% |
| 2000 | 1659 | 26.19% |
| 2500 | 746 | 11.78% |
| 3000 | 280 | 4.42% |
| 3500 | 79 | 1.25% |
| 4000 | 30 | 0.47% |
| 4500 | 7 | 0.11% |
| 5000 | 2 | 0.03% |
| 5500 | 0 | 0.00% |
| 7500 | 0 | 0.00% |
| | 6335 | |



The sales sample frequency distribution follows the population distribution very closely with regard to Above Grade Living Area. This distribution is ideal for both accurate analysis and appraisals.

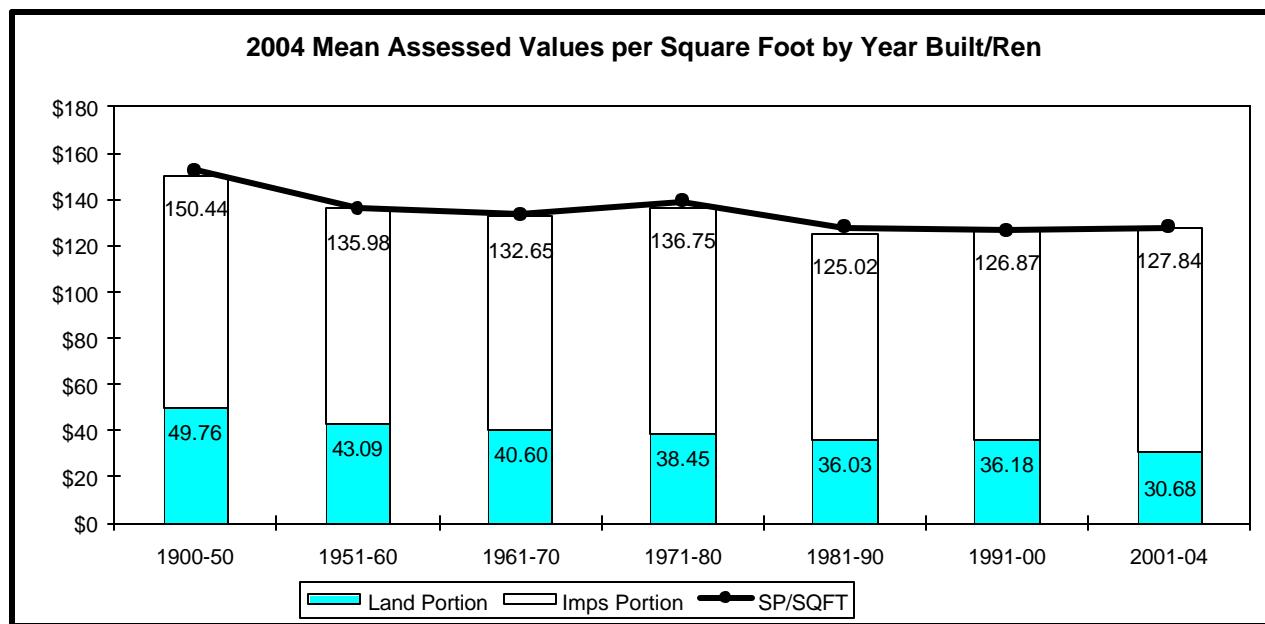
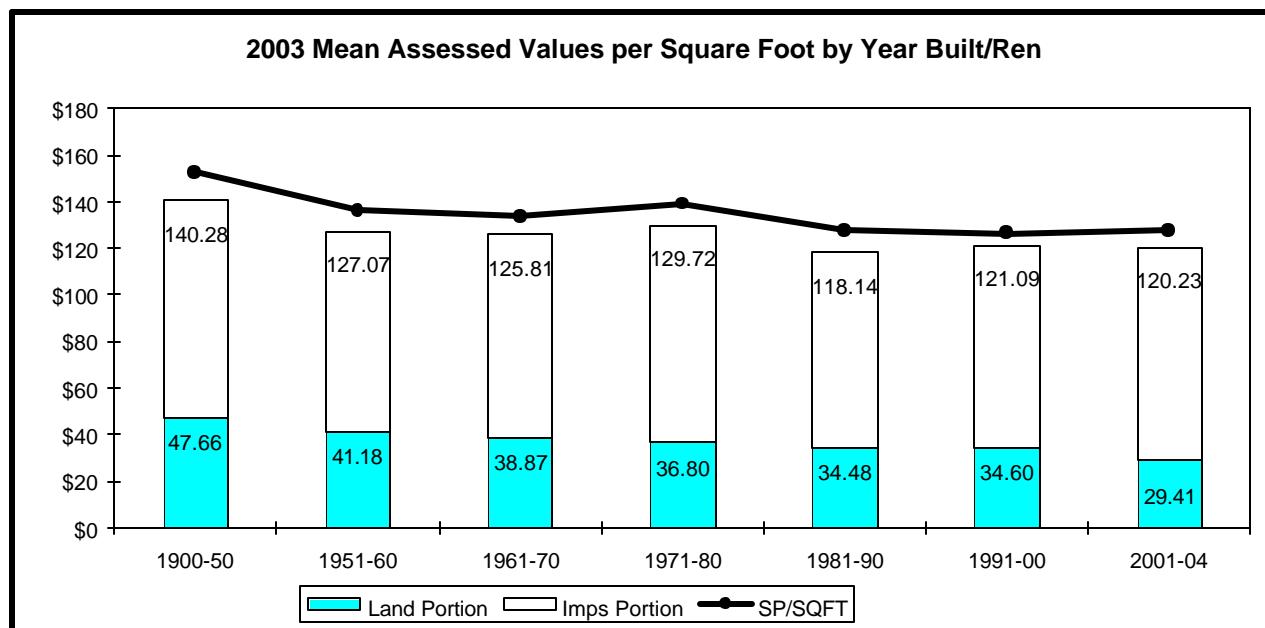
Sales Sample Representation of Population - Grade

| Sales Sample | | | Population | | |
|---------------------|-----------|----------------|-------------------|-----------|--------------|
| Grade | Frequency | % Sales Sample | Grade | Frequency | % Population |
| 1 | 0 | 0.00% | 1 | 0 | 0.00% |
| 2 | 0 | 0.00% | 2 | 0 | 0.00% |
| 3 | 0 | 0.00% | 3 | 2 | 0.03% |
| 4 | 6 | 0.79% | 4 | 44 | 0.69% |
| 5 | 41 | 5.42% | 5 | 325 | 5.13% |
| 6 | 119 | 15.72% | 6 | 1253 | 19.78% |
| 7 | 401 | 52.97% | 7 | 3266 | 51.55% |
| 8 | 168 | 22.19% | 8 | 1274 | 20.11% |
| 9 | 19 | 2.51% | 9 | 151 | 2.38% |
| 10 | 3 | 0.40% | 10 | 19 | 0.30% |
| 11 | 0 | 0.00% | 11 | 1 | 0.02% |
| 12 | 0 | 0.00% | 12 | 0 | 0.00% |
| 13 | 0 | 0.00% | 13 | 0 | 0.00% |
| | | 757 | | | 6335 |



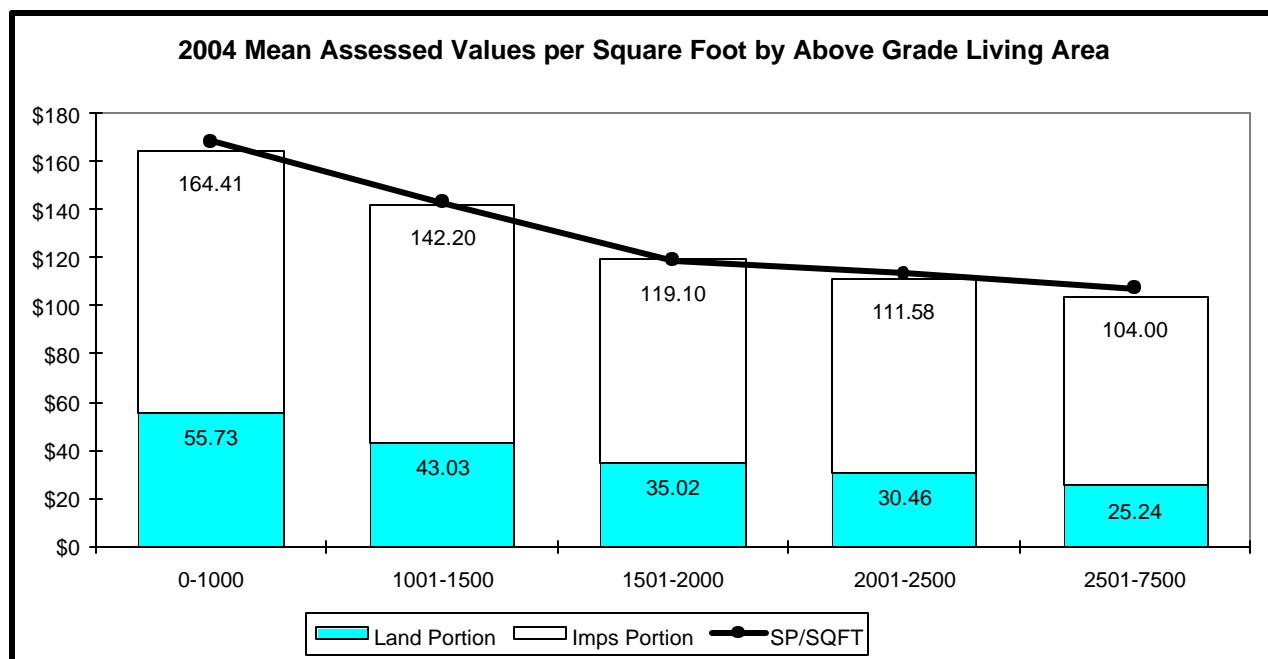
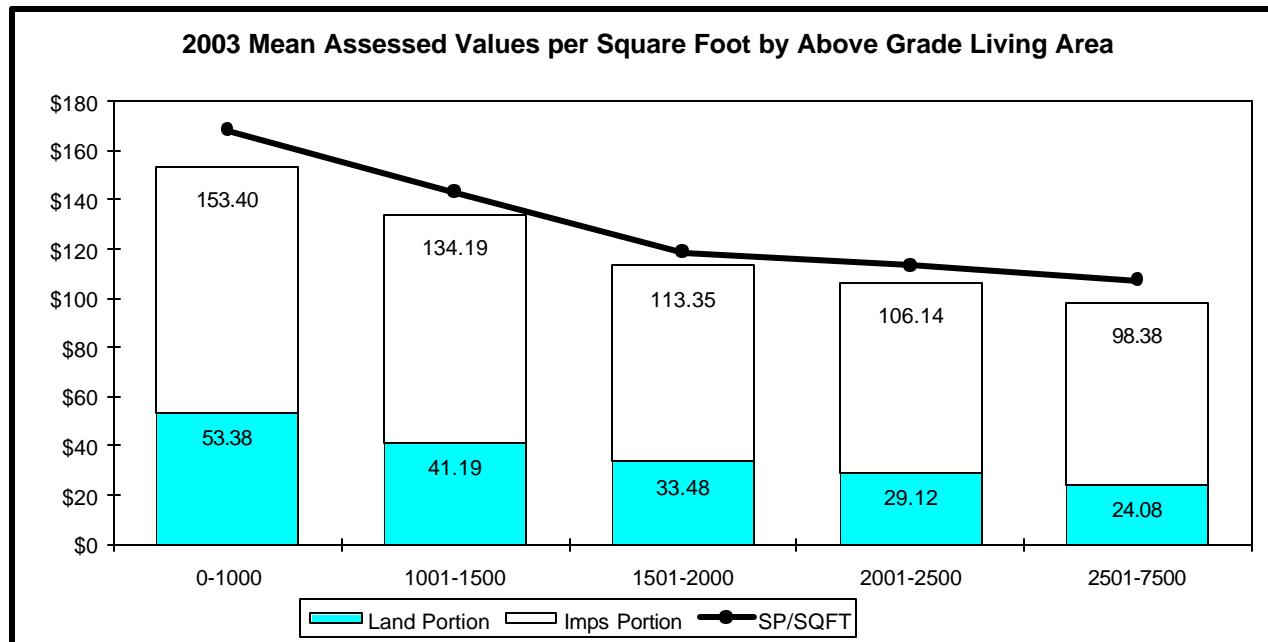
The sales sample frequency distribution follows the population distribution very closely with regard to Building Grade. This distribution is ideal for both accurate analysis and appraisals.

***Comparison of 2003 and 2004 Per Square Foot Values
By Year Built or Year Renovated***



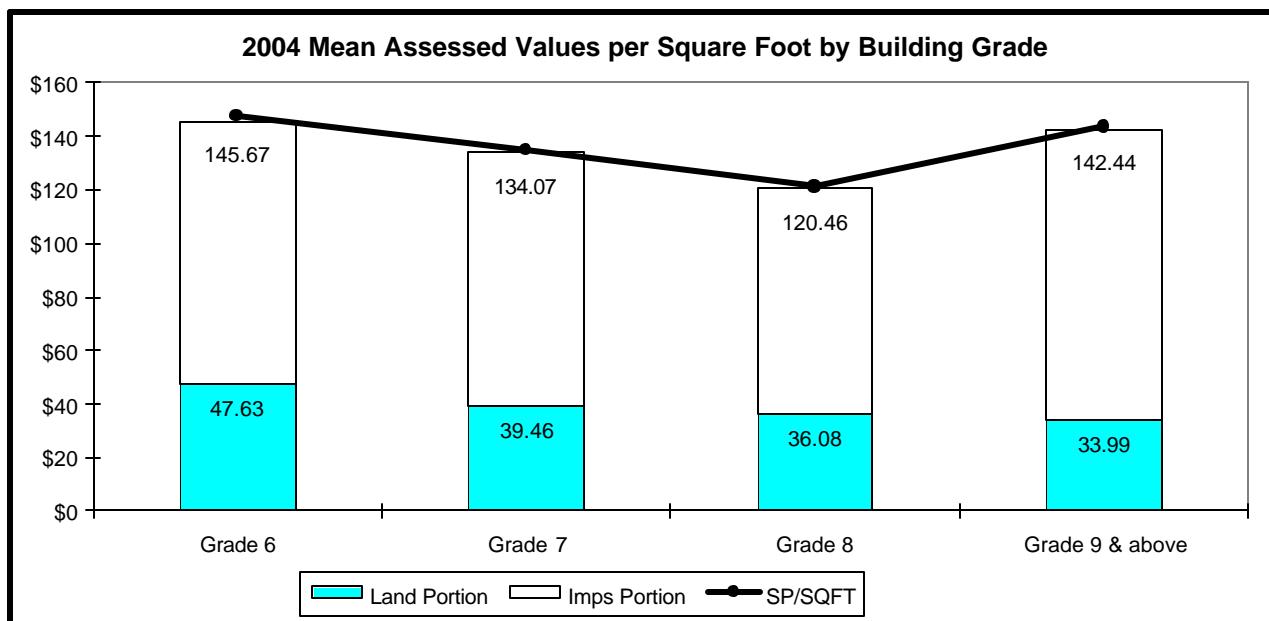
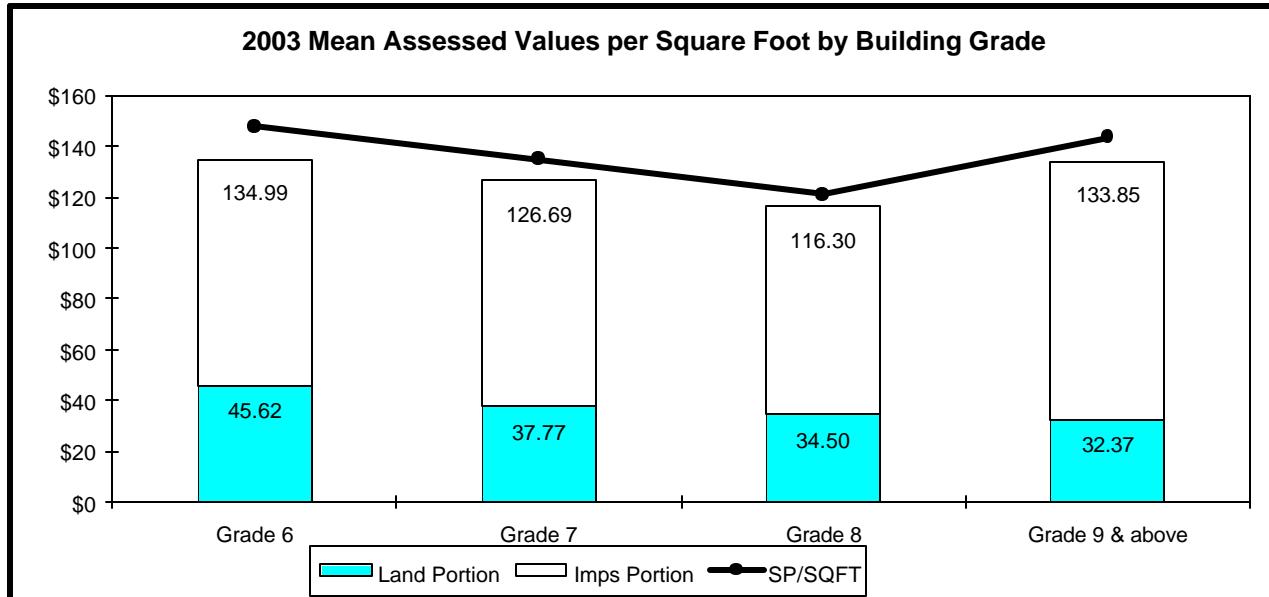
These charts clearly show an improvement in assessment level and uniformity by Year Built as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Above Grade Living Area**



These charts clearly show an improvement in assessment level and uniformity by Above Grade Living Area as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

**Comparison of 2003 and 2004 Per Square Foot Values
By Building Grade**



These charts clearly show an improvement in assessment level and uniformity by Building Grade as a result of applying the 2004 recommended values. The values shown in the improvements portion of the chart represent the value for land and improvements.

Annual Update Process

Data Utilized

Available sales closed from 1/1/2002 through 12/31/2003 were considered in this analysis. The sales and population data were extracted from the King County Assessor's residential database.

Sales Screening for Improved Parcel Analysis

Improved residential sales removal occurred for parcels meeting the following criteria:

1. Commercially zoned parcels
2. Vacant parcels
3. Mobile home parcels
4. Multi-parcel or multi-building sales
5. New construction where less than a 100% complete house was assessed for 2003
6. Existing residences where the data for 2003 is significantly different than the data for 2004 due to remodeling
7. Parcels with improvements value, but no building characteristics
8. Others as identified in the sales deleted list

See the attached Improved Sales Used in this Annual Update Analysis and Improved Sales Removed from this Annual Update Analysis at the end of this report for more detailed information.

Land update

Based on the **50** usable land sales available in the area, and their 2003 Assessment Year assessed values, and supplemented by the value increase in sales of improved parcels, an overall market adjustment was derived. This resulted in an overall **4.6%** increase in land assessments in the area for the 2004 Assessment Year. The formula is:

2004 Land Value = 2003 Land Value x **1.057**, with the result rounded down to the next \$1,000.

Improved Parcel Update

The analysis for this area consisted of a general review of applicable characteristics such as grade, age, condition, stories, living areas, views, waterfront, lot size, land problems and neighborhoods. Upon completion of the initial review, characteristics that indicated an area of possible adjustment were further analyzed using NCSS Statistical Software diagnostic and regression tools in conjunction with Microsoft Excel.

With the exception of real property mobile home parcels & parcels with "accessory only" improvements, the total assessed values on all improved parcels were based on the analysis of the **757** usable residential sales in the area.

The chosen adjustment model was developed using multiple regression. The 2004 assessment ratio (Assessed Value divided by Sale Price) was the dependent variable.

Improved Parcel Update (*continued*)

The analysis results showed that several characteristic and neighborhood based variables should be included in the update formula in order to improve the uniformity of assessments throughout the area. For instance, the plats of Auburn View Heights, Lakeland Div 14 Ph 1 & 2, as well as, Crofton Townhomes, required a downward adjustment, Grade 6 improvements required a an upward adjustment while, grade 8 improvements required a downward adjustment..

The derived adjustment formula is:

$$2004 \text{ Total Value} = 2003 \text{ Total Value} / .9384565 + 7.022615E-02 * \text{Plat030400} + 7.468071E-02 * \text{Plat184320} + 1.944851E-02 * \text{Gr8Not413694_695} + 6.930533E-02 * \text{Plat413694_695} - 2.130292E-02 * \text{Grade6}$$

The resulting total value is rounded down to the next \$1,000, *then*:

$$2004 \text{ Improvements Value} = 2004 \text{ Total Value} \text{ minus } 2004 \text{ Land Value}$$

An explanatory adjustment table is included in this report.

- Other:
- *If multiple houses exist on a parcel, the Improvement % Change indicated by the sales sample is used to arrive at new total value (2004 Land Value + Previous Improvement Value * 1.062)
 - *If a house and mobile home exist, the formula derived from the house is used to arrive at new total value.
 - *If “accessory improvements only”, then there is no adjustment to the improvement portion of the value. (2004 Land Value + Previous Improvement Value * 1.00).
 - *If vacant parcels (no improvement value) only the land adjustment applies.
 - *If land or improvement values are \$10,000 or less, there is no change from previous value. (Previous Land value * 1.00 Or Previous Improvement value * 1.00)
 - *If a parcel is coded “non-perc” (sewer system=3), there is no change from previous land value.
 - *If a parcel is coded sewer system public restricted, or water district private restricted, or water district public restricted, there is no change from previous land value.
 - *If an improvement is coded “% net condition” or is in “poor” condition, there is no change from previous improvement value (only the land adjustment applies).
 - *If residential properties exist on commercially zoned land, there is no change from previous value. (2004 total value = 2003 total value)

Mobile Home Update

There were not enough mobile home sales for a separate analysis. Mobile home parcels will be valued using the Improvement % Change indicated by the sales sample. The resulting total value is calculated as follows:

$$2004 \text{ Total Value} = 2004 \text{ Land Value} + \text{Previous Improvement Value} * 1.062, \text{ with results rounded down to the next } \$1,000$$

Model Validation

Ratio studies of assessments before and after this annual update are included later in this report. “Before and after” comparison graphs appear earlier in this report.

Area 28 Annual Update Model Adjustments

2004 Total Value = 2003 Total Value + Overall +/- Characteristic Adjustments as Apply Below

Due to rounding of the coefficient values used to develop the percentages and further rounding of the percentages in this table, the results you will obtain are an approximation of adjustment achieved in production.

Overall (if no other adjustments apply)

6.56%

| | |
|---|------------|
| Major 030400 (Auburn View Heights) | Yes |
| % Adjustment | -7.42% |
| Major 184320 (Crofton Townhomes) | Yes |
| % Adjustment | -7.85% |
| Grade 8 (Except Majors 413694 & 413695) (Lakeland Hills Div 14 Ph 1 & 2) | Yes |
| % Adjustment | -2.16% |
| Majors 413694 & 413695 (Lakeland Hills Div 14 Ph 1 & 2) | Yes |
| % Adjustment | -7.33% |
| Grade6 | Yes |
| % Adjustment | 2.48% |

Comments

The % adjustments shown are what would be applied in the absence of any other adjustments.

For instance, the 65 parcels in Auburn View Heights would *approximately* receive a 0.86% downward adjustment (6.56% + -7.42%).

Crofton Townhomes would *approximately* receive a 1.29% downward adjustment (6.56% - 7.85%). There are 35 parcels in the population that would receive this adjustment.

Grade 8 homes not in Lakeland Div 14 Ph 1 & 2 would *approximately* receive a 4.4% upward adjustment (5.56% - 2.16%). There are 1244 parcels in the population that would receive this adjustment.

There are 39 parcels in the plat of Lakeland Div 14 Ph 1 & 2. These parcels would *approximately* receive a 0.77% downward adjustment (6.56% - 7.33%).

A grade 6 parcel would *approximately* receive a 9.04% upward adjustment (6.56% + 2.48%). There are 1279 parcels in the population that would receive this adjustment.

58% of the population of 1 to 3 family home parcels in the area are adjusted by the overall alone.

No parcels in the population received multiple adjustments.

Area 28 Summary of Neighborhood Plat Variables

| Plat Number | Plat Name | # Sales | # Pop | % of Pop | QSTR | Sub | Range of Building Grades | Range of Year Built | Nearest Major Roadway |
|--------------------|--------------------------|---------|-------|----------|------------|-----|--------------------------|---------------------|--|
| 030400 | Auburn View Heights | 18 | 65 | 27.7% | SE-20-21-5 | 10 | 7 | 1961 thru 1962 | Auburn Way S and Dogwood ST SE |
| 413694 thru 413695 | Lakeland Div 14 Ph 1 & 2 | 17 | 39 | 43.6% | SW-31-21-5 | 10 | 8 | 1996 thru 1998 | East Valley HWY and Lakeland Hills WY SE |
| 184320 | Crofton Townhomes | 8 | 35 | 22.8% | NE-29-21-5 | 10 | 7 | 1978 | Auburn Way S and Elm ST SE |

Area 28 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.991.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| Bldg Grade | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
|------------------------------|-------|--------------------|--------------------|----------------|----------------------|---------------------|
| Grade 6 & below | 166 | 0.914 | 0.988 | 8.1% | 0.975 | 1.001 |
| 7 | 401 | 0.937 | 0.992 | 5.9% | 0.984 | 1.000 |
| 8 | 168 | 0.959 | 0.994 | 3.7% | 0.984 | 1.003 |
| Grade 9 & above | 22 | 0.927 | 0.986 | 6.4% | 0.942 | 1.030 |
| Year Built or Year Renovated | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| 1900-1950 | 110 | 0.924 | 0.992 | 7.3% | 0.973 | 1.010 |
| 1951-1960 | 96 | 0.932 | 0.996 | 6.9% | 0.979 | 1.013 |
| 1961-1970 | 204 | 0.946 | 0.997 | 5.3% | 0.986 | 1.007 |
| 1971-1980 | 82 | 0.936 | 0.986 | 5.4% | 0.968 | 1.005 |
| 1981-1990 | 107 | 0.920 | 0.972 | 5.7% | 0.958 | 0.985 |
| 1991-2000 | 144 | 0.954 | 1.000 | 4.8% | 0.990 | 1.009 |
| 2001-2004 | 14 | 0.931 | 0.990 | 6.3% | 0.919 | 1.061 |
| Condition | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| Average & below | 443 | 0.938 | 0.989 | 5.5% | 0.982 | 0.997 |
| Good & above | 314 | 0.939 | 0.996 | 6.0% | 0.987 | 1.004 |
| Stories | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| 1 | 520 | 0.936 | 0.993 | 6.1% | 0.986 | 1.000 |
| 1.5 | 42 | 0.958 | 1.017 | 6.1% | 0.996 | 1.037 |
| 2 | 195 | 0.939 | 0.984 | 4.8% | 0.975 | 0.993 |
| Above Grade Living Area | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| 0 - 1000 | 102 | 0.911 | 0.976 | 7.2% | 0.958 | 0.995 |
| 1001-1500 | 336 | 0.940 | 0.996 | 5.9% | 0.987 | 1.004 |
| 1501-2000 | 199 | 0.954 | 1.002 | 5.0% | 0.992 | 1.011 |
| 2001-2500 | 77 | 0.938 | 0.986 | 5.1% | 0.968 | 1.003 |
| 2501 & above | 43 | 0.915 | 0.968 | 5.7% | 0.939 | 0.996 |

Area 28 Annual Update Ratio Confidence Intervals

These tables represent the percentage changes for specific characteristics.

A 2003 LOWER 95% C.L. greater than the overall weighted mean indicates that assessment levels may be relatively high. A 2003 UPPER 95% C.L. less than the overall weighted mean indicates that levels may be relatively low. The overall 2004 weighted mean is 0.991.

The confidence interval for the arithmetic mean is used as an estimate for the weighted mean.

It is difficult to draw valid conclusions when the sales count is low.

| View Y/N | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
|------------------------------------|-------|--------------------|--------------------|----------------|----------------------|---------------------|
| N | 737 | 0.937 | 0.990 | 5.7% | 0.985 | 0.996 |
| Y | 20 | 0.972 | 1.022 | 5.2% | 0.985 | 1.059 |
| Wft Y/N | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| N | 745 | 0.939 | 0.993 | 5.7% | 0.987 | 0.998 |
| Y | 12 | 0.892 | 0.940 | 5.4% | 0.890 | 0.990 |
| Sub | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| 8 | 227 | 0.942 | 1.006 | 6.7% | 0.995 | 1.016 |
| 10 | 316 | 0.943 | 0.985 | 4.5% | 0.977 | 0.993 |
| 11 | 214 | 0.926 | 0.989 | 6.8% | 0.978 | 1.000 |
| Lot Size | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| <8000 | 371 | 0.941 | 0.995 | 5.8% | 0.988 | 1.003 |
| 08001-12000 | 305 | 0.940 | 0.992 | 5.6% | 0.984 | 1.001 |
| 12001-20000 | 48 | 0.936 | 0.984 | 5.1% | 0.957 | 1.011 |
| 20001-43559 | 15 | 0.951 | 1.000 | 5.2% | 0.953 | 1.048 |
| 1AC & above | 18 | 0.901 | 0.957 | 6.2% | 0.890 | 1.024 |
| Major 030400 (Auburn View Heights) | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| N | 740 | 0.937 | 0.991 | 5.8% | 0.986 | 0.997 |
| Y | 17 | 1.005 | 0.994 | -1.1% | 0.962 | 1.026 |
| Major 184320 (Crofton Townhomes) | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| N | 749 | 0.938 | 0.992 | 5.7% | 0.986 | 0.997 |
| Y | 8 | 1.008 | 0.993 | -1.5% | 0.945 | 1.041 |

Area 28 Annual Update Ratio Confidence Intervals

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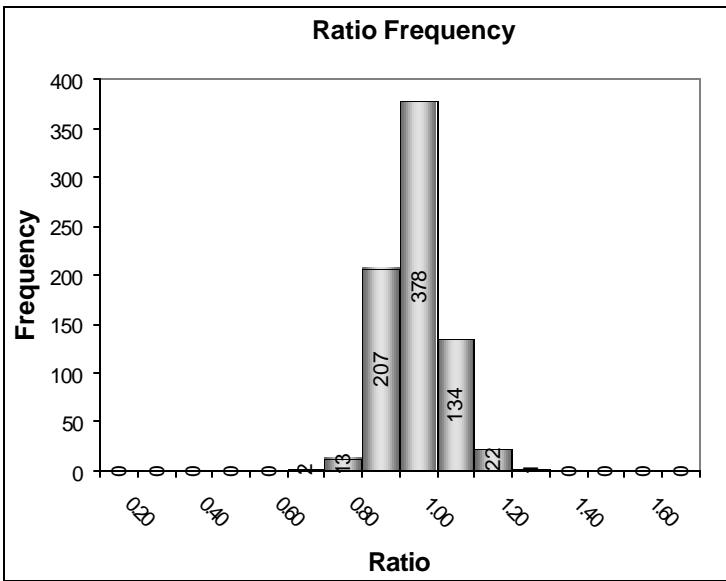
It is difficult to draw valid conclusions when the sales count is low.

| Grade 8 (Except Majors 413694 & 413695, Lakeland Div 14 Ph 1 & 2) | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
|---|-------|--------------------|--------------------|----------------|----------------------|---------------------|
| N | 606 | 0.934 | 0.991 | 6.1% | 0.984 | 0.997 |
| Y | 151 | 0.954 | 0.994 | 4.2% | 0.983 | 1.004 |
| Majors 413694 & 413695 (Lakeland Div 14 Ph 1 & 2) | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| N | 740 | 0.937 | 0.991 | 5.9% | 0.986 | 0.997 |
| Y | 17 | 1.007 | 0.998 | -0.9% | 0.980 | 1.016 |
| Grade 6 | Count | 2003 Weighted Mean | 2004 Weighted Mean | Percent Change | 2004 Lower 95% C.L.. | 2004 Upper 95% C.L. |
| N | 638 | 0.942 | 0.991 | 5.2% | 0.985 | 0.998 |
| Y | 119 | 0.913 | 0.993 | 8.7% | 0.980 | 1.006 |

Annual Update Ratio Study Report (Before)

2003 Assessments

| | | | |
|---|---------------------------------|---|---|
| District/Team: SW / Team 3 | Lien Date: 01/01/2003 | Date of Report: 06/21/2004 | Sales Dates: 1/2002 - 12/2003 |
| Area Auburn | Appr ID: TGUN | Property Type: 1 to 3 Unit Residences | Adjusted for time?: No |
| SAMPLE STATISTICS | | | |
| <i>Sample size (n)</i> 757 | | | |
| <i>Mean Assessed Value</i> 183,500 | | | |
| <i>Mean Sales Price</i> 195,600 | | | |
| <i>Standard Deviation AV</i> 50,667 | | | |
| <i>Standard Deviation SP</i> 56,180 | | | |
| ASSESSMENT LEVEL | | | |
| <i>Arithmetic Mean Ratio</i> 0.943 | | | |
| <i>Median Ratio</i> 0.943 | | | |
| <i>Weighted Mean Ratio</i> 0.938 | | | |
| UNIFORMITY | | | |
| <i>Lowest ratio</i> 0.694 | | | |
| <i>Highest ratio:</i> 1.214 | | | |
| <i>Coefficient of Dispersion</i> 6.43% | | | |
| <i>Standard Deviation</i> 0.077 | | | |
| <i>Coefficient of Variation</i> 8.17% | | | |
| <i>Price Related Differential (PRD)</i> 1.005 | | | |
| RELIABILITY | | | |
| 95% Confidence: Median | | | |
| Lower limit 0.934 | | | |
| Upper limit 0.948 | | | |
| 95% Confidence: Mean | | | |
| Lower limit 0.937 | | | |
| Upper limit 0.948 | | | |
| SAMPLE SIZE EVALUATION | | | |
| <i>N (population size)</i> 6335 | | | |
| <i>B (acceptable error - in decimal)</i> 0.05 | | | |
| <i>S (estimated from this sample)</i> 0.077 | | | |
| Recommended minimum: 9 | | | |
| <i>Actual sample size:</i> 757 | | | |
| Conclusion: OK | | | |
| NORMALITY | | | |
| Binomial Test | | | |
| # ratios below mean: 382 | | | |
| # ratios above mean: 375 | | | |
| Z: 0.254 | | | |
| Conclusion: Normal* | | | |
| <i>*i.e. no evidence of non-normality</i> | | | |



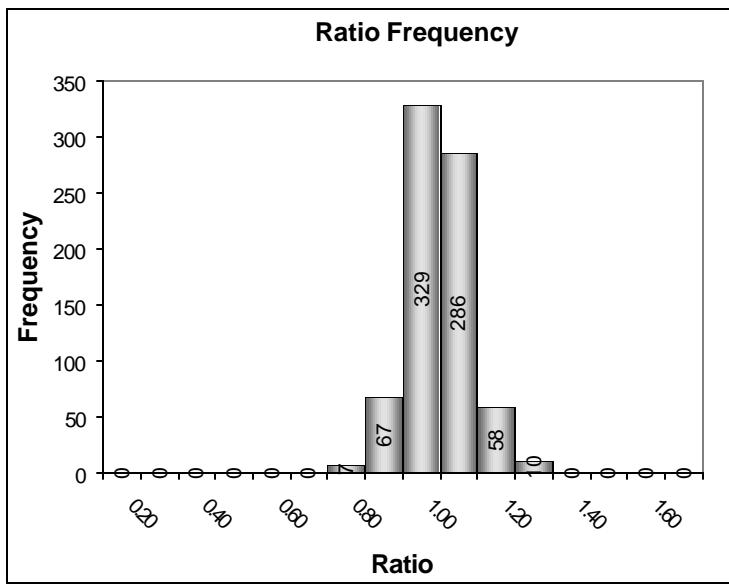
COMMENTS:

1 to 3 Unit Residences throughout area 28

Annual Update Ratio Study Report (After)

2004 Assessments

| | | | |
|---|---------------------------------|--|---|
| District/Team: SW / Team 3 | Lien Date: 01/01/2004 | Date of Report: 06/21/2004 | Sales Dates: 1/2002 - 12/2003 |
| Area Auburn | Appr ID: TGUN | Property Type: 1 to 3 Unit Residences | Adjusted for time?: No |
| SAMPLE STATISTICS | | | |
| <i>Sample size (n)</i> 757 | | | |
| <i>Mean Assessed Value</i> 193,900 | | | |
| <i>Mean Sales Price</i> 195,600 | | | |
| <i>Standard Deviation AV</i> 52,867 | | | |
| <i>Standard Deviation SP</i> 56,180 | | | |
| ASSESSMENT LEVEL | | | |
| <i>Arithmetic Mean Ratio</i> 0.997 | | | |
| <i>Median Ratio</i> 0.994 | | | |
| <i>Weighted Mean Ratio</i> 0.991 | | | |
| UNIFORMITY | | | |
| <i>Lowest ratio</i> 0.738 | | | |
| <i>Highest ratio:</i> 1.287 | | | |
| <i>Coefficient of Dispersion</i> 6.13% | | | |
| <i>Standard Deviation</i> 0.079 | | | |
| <i>Coefficient of Variation</i> 7.91% | | | |
| <i>Price Related Differential (PRD)</i> 1.006 | | | |
| RELIABILITY | | | |
| 95% Confidence: Median | | | |
| Lower limit 0.988 | | | |
| Upper limit 1.001 | | | |
| 95% Confidence: Mean | | | |
| Lower limit 0.992 | | | |
| Upper limit 1.003 | | | |
| SAMPLE SIZE EVALUATION | | | |
| <i>N (population size)</i> 6335 | | | |
| <i>B (acceptable error - in decimal)</i> 0.05 | | | |
| <i>S (estimated from this sample)</i> 0.079 | | | |
| Recommended minimum: 10 | | | |
| <i>Actual sample size:</i> 757 | | | |
| Conclusion: OK | | | |
| NORMALITY | | | |
| Binomial Test | | | |
| # ratios below mean: 389 | | | |
| # ratios above mean: 368 | | | |
| Z: 0.763 | | | |
| Conclusion: Normal* | | | |
| <i>*i.e. no evidence of non-normality</i> | | | |



COMMENTS:

1 to 3 Unit Residences throughout area 28

Both assessment level and uniformity have been improved by application of the recommended values.

Glossary for Improved Sales

Condition: Relative to Age and Grade

| | |
|--------------|---|
| 1= Poor | Many repairs needed. Showing serious deterioration |
| 2= Fair | Some repairs needed immediately. Much deferred maintenance. |
| 3= Average | Depending upon age of improvement; normal amount of upkeep for the age of the home. |
| 4= Good | Condition above the norm for the age of the home. Indicates extra attention and care has been taken to maintain |
| 5= Very Good | Excellent maintenance and updating on home. Not a total renovation. |

Residential Building Grades

| | |
|--------------|--|
| Grades 1 - 3 | Falls short of minimum building standards. Normally cabin or inferior structure. |
| Grade 4 | Generally older low quality construction. Does not meet code. |
| Grade 5 | Lower construction costs and workmanship. Small, simple design. |
| Grade 6 | Lowest grade currently meeting building codes. Low quality materials, simple designs. |
| Grade 7 | Average grade of construction and design. Commonly seen in plats and older subdivisions. |
| Grade 8 | Just above average in construction and design. Usually better materials in both the exterior and interior finishes. |
| Grade 9 | Better architectural design, with extra exterior and interior design and quality. |
| Grade 10 | Homes of this quality generally have high quality features. Finish work is better, and more design quality is seen in the floor plans and larger square footage. |
| Grade 11 | Custom design and higher quality finish work, with added amenities of solid woods, bathroom fixtures and more luxurious options. |
| Grade 12 | Custom design and excellent builders. All materials are of the highest quality and all conveniences are present. |
| Grade 13 | Generally custom designed and built. Approaching the Mansion level. Large amount of highest quality cabinet work, wood trim and marble; large entries. |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 008 | 025510 | 0030 | 1/30/03 | \$183,000 | 1670 | 0 | 7 | 1966 | 3 | 7689 | N | N | 1510 33RD ST SE |
| 008 | 025510 | 0140 | 11/19/02 | \$184,900 | 1670 | 0 | 7 | 1966 | 3 | 7875 | N | N | 1510 35TH ST SE |
| 008 | 025510 | 0150 | 12/11/03 | \$190,000 | 1490 | 0 | 7 | 1966 | 3 | 9135 | N | N | 1514 35TH ST SE |
| 008 | 025510 | 0160 | 5/13/03 | \$177,000 | 1630 | 0 | 7 | 1966 | 3 | 8978 | N | N | 1515 36TH ST SE |
| 008 | 025510 | 0450 | 2/24/03 | \$149,000 | 1010 | 0 | 7 | 1967 | 4 | 8800 | N | N | 3213 PIKE ST SE |
| 008 | 027900 | 0040 | 10/22/02 | \$189,000 | 1400 | 0 | 7 | 1966 | 4 | 10192 | N | N | 1105 28TH ST SE |
| 008 | 027900 | 0080 | 2/1/02 | \$223,000 | 1250 | 1250 | 7 | 2001 | 3 | 10565 | N | N | 1005 28TH ST SE |
| 008 | 101800 | 0015 | 6/30/03 | \$139,500 | 880 | 0 | 5 | 1913 | 4 | 4305 | N | N | 1430 A ST SE |
| 008 | 101800 | 0070 | 8/29/02 | \$136,000 | 980 | 0 | 6 | 1920 | 4 | 4725 | N | N | 1508 A ST SE |
| 008 | 101800 | 0090 | 6/28/02 | \$184,000 | 850 | 0 | 5 | 1920 | 5 | 6300 | N | N | 111 16TH ST SE |
| 008 | 101800 | 0190 | 7/29/03 | \$173,000 | 1340 | 200 | 6 | 1952 | 4 | 5940 | N | N | 113 17TH ST SE |
| 008 | 101800 | 0275 | 4/28/03 | \$122,950 | 940 | 0 | 4 | 1932 | 3 | 4200 | N | N | 223 16TH ST SE |
| 008 | 101800 | 0276 | 1/2/03 | \$171,950 | 1340 | 0 | 7 | 2002 | 3 | 4200 | N | N | 219 16TH ST SE |
| 008 | 133060 | 0010 | 8/19/02 | \$148,000 | 910 | 0 | 6 | 1963 | 3 | 7500 | N | N | 1110 25TH ST SE |
| 008 | 138860 | 0010 | 7/19/02 | \$204,500 | 1640 | 0 | 7 | 1994 | 3 | 6486 | N | N | 833 23RD ST SE |
| 008 | 138860 | 0070 | 5/13/03 | \$231,000 | 1990 | 0 | 7 | 1990 | 3 | 10183 | N | N | 809 23RD ST SE |
| 008 | 138860 | 0080 | 5/23/03 | \$228,000 | 2100 | 0 | 7 | 1990 | 3 | 11519 | N | N | 805 23RD ST SE |
| 008 | 144610 | 0020 | 4/25/02 | \$186,500 | 1990 | 0 | 7 | 1978 | 3 | 7340 | N | N | 2815 K ST SE |
| 008 | 144610 | 0120 | 8/9/02 | \$189,950 | 1990 | 0 | 7 | 1978 | 3 | 7358 | N | N | 2801 L PL SE |
| 008 | 145000 | 0020 | 7/2/03 | \$185,000 | 1420 | 0 | 6 | 1959 | 4 | 7551 | N | N | 603 23RD ST SE |
| 008 | 145000 | 0110 | 4/17/03 | \$183,000 | 1120 | 0 | 6 | 1959 | 4 | 8030 | N | N | 2308 H ST SE |
| 008 | 145000 | 0120 | 11/25/02 | \$160,000 | 1250 | 0 | 7 | 1962 | 4 | 10423 | N | N | 2400 H ST SE |
| 008 | 145000 | 0150 | 12/23/03 | \$170,950 | 1010 | 0 | 6 | 1959 | 3 | 7560 | N | N | 704 24TH ST SE |
| 008 | 145000 | 0220 | 10/2/02 | \$179,000 | 1870 | 0 | 6 | 1959 | 4 | 7560 | N | N | 603 25TH ST SE |
| 008 | 145000 | 0300 | 10/30/02 | \$159,500 | 900 | 0 | 6 | 1959 | 4 | 7830 | N | N | 601 24TH ST SE |
| 008 | 145010 | 0070 | 8/27/03 | \$163,800 | 990 | 0 | 6 | 1960 | 4 | 7420 | N | N | 606 21ST ST SE |
| 008 | 145010 | 0110 | 12/9/03 | \$179,900 | 1250 | 0 | 6 | 1960 | 4 | 7420 | N | N | 603 CEDAR DR |
| 008 | 145010 | 0130 | 8/27/03 | \$146,500 | 990 | 0 | 6 | 1960 | 4 | 7420 | N | N | 607 CEDAR DR |
| 008 | 145010 | 0260 | 7/16/03 | \$168,000 | 1590 | 0 | 6 | 1960 | 3 | 7436 | N | N | 702 22ND ST SE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 008 | 145010 | 0370 | 8/22/03 | \$170,000 | 1040 | 0 | 6 | 1960 | 3 | 7685 | N | N | 705 22ND ST SE |
| 008 | 145030 | 0150 | 9/19/03 | \$161,950 | 1100 | 0 | 7 | 1963 | 3 | 8938 | N | N | 807 26TH PL SE |
| 008 | 192105 | 9226 | 5/20/02 | \$151,000 | 1360 | 0 | 7 | 1959 | 4 | 14374 | N | N | 2125 K ST SE |
| 008 | 192105 | 9227 | 4/11/03 | \$174,500 | 1360 | 0 | 7 | 1958 | 4 | 9147 | N | N | 1307 22ND ST SE |
| 008 | 192105 | 9228 | 8/27/03 | \$174,000 | 1120 | 0 | 7 | 1973 | 3 | 17859 | N | N | 901 25TH ST SE |
| 008 | 192105 | 9238 | 2/26/03 | \$147,000 | 1020 | 0 | 7 | 1960 | 4 | 7840 | N | N | 805 9TH ST SE |
| 008 | 192105 | 9241 | 12/17/02 | \$160,000 | 970 | 0 | 7 | 1960 | 4 | 11046 | N | N | 2414 K ST SE |
| 008 | 192105 | 9269 | 5/15/02 | \$198,000 | 1480 | 0 | 7 | 1966 | 4 | 10890 | N | N | 924 21ST ST SE |
| 008 | 192105 | 9309 | 8/11/03 | \$189,950 | 1380 | 0 | 8 | 1951 | 4 | 16530 | N | N | 555 12TH ST SE |
| 008 | 192105 | 9312 | 1/10/02 | \$130,000 | 990 | 0 | 5 | 1947 | 3 | 6774 | N | N | 1824 G ST SE |
| 008 | 192105 | 9335 | 3/22/02 | \$210,000 | 1730 | 0 | 7 | 1988 | 3 | 20498 | N | N | 2138 K ST SE |
| 008 | 192105 | 9361 | 6/11/03 | \$199,500 | 1600 | 0 | 7 | 2003 | 3 | 6080 | N | N | 1039 25TH ST SE |
| 008 | 192105 | 9362 | 6/18/03 | \$199,500 | 1620 | 0 | 7 | 2003 | 3 | 6230 | N | N | 1043 25TH ST SE |
| 008 | 208700 | 0030 | 1/11/02 | \$203,500 | 1780 | 0 | 7 | 1990 | 3 | 8045 | N | N | 2801 I ST SE |
| 008 | 208700 | 0070 | 3/6/02 | \$185,000 | 1620 | 0 | 7 | 1990 | 3 | 8938 | N | N | 2819 I ST SE |
| 008 | 208700 | 0080 | 7/15/02 | \$194,950 | 1740 | 0 | 7 | 1990 | 3 | 9041 | N | N | 2825 I ST SE |
| 008 | 241320 | 0100 | 7/22/02 | \$165,000 | 900 | 0 | 6 | 1960 | 3 | 7398 | N | N | 2612 O ST SE |
| 008 | 241320 | 0150 | 3/19/02 | \$162,600 | 1300 | 0 | 6 | 1959 | 4 | 7070 | N | N | 1406 28TH ST SE |
| 008 | 302105 | 9059 | 1/29/02 | \$139,000 | 1420 | 0 | 7 | 1958 | 4 | 7840 | N | N | 2501 R ST SE |
| 008 | 302105 | 9148 | 6/6/03 | \$180,500 | 1390 | 0 | 7 | 1958 | 4 | 14850 | N | N | 1402 25TH ST SE |
| 008 | 302105 | 9176 | 11/21/02 | \$185,500 | 1550 | 0 | 7 | 1962 | 4 | 11595 | N | N | 1315 26TH ST SE |
| 008 | 302105 | 9188 | 11/7/02 | \$158,950 | 1360 | 0 | 7 | 1962 | 3 | 10550 | N | N | 1215 26TH ST SE |
| 008 | 302105 | 9204 | 7/29/02 | \$195,000 | 2390 | 0 | 7 | 1965 | 4 | 9583 | N | N | 3324 M PL SE |
| 008 | 302105 | 9268 | 1/30/02 | \$149,950 | 1910 | 0 | 7 | 1971 | 3 | 9583 | N | N | 3340 M PL SE |
| 008 | 302105 | 9292 | 1/31/02 | \$158,000 | 1040 | 520 | 7 | 1979 | 3 | 11326 | N | N | 824 25TH ST SE |
| 008 | 302105 | 9362 | 3/14/03 | \$255,000 | 2780 | 0 | 7 | 1995 | 3 | 10831 | N | N | 2813 J CT SE |
| 008 | 302105 | 9372 | 5/10/02 | \$235,000 | 1370 | 640 | 7 | 1992 | 3 | 30813 | N | N | 1226 37TH AV SE |
| 008 | 313760 | 0056 | 2/6/03 | \$89,000 | 504 | 0 | 5 | 1946 | 4 | 4085 | N | N | 937 D ST SE |
| 008 | 314160 | 0090 | 5/15/03 | \$156,100 | 980 | 0 | 5 | 1913 | 3 | 6000 | N | N | 119 9TH ST SE |
| 008 | 314160 | 0250 | 1/24/03 | \$149,000 | 970 | 0 | 6 | 1946 | 3 | 4860 | N | N | 139 10TH ST SE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 008 | 314160 | 0330 | 9/26/03 | \$152,000 | 920 | 0 | 6 | 1922 | 4 | 6480 | N | N | 117 11TH ST SE |
| 008 | 314160 | 0362 | 10/11/02 | \$124,500 | 770 | 0 | 5 | 1912 | 4 | 3240 | N | N | 137 11TH ST SE |
| 008 | 314160 | 0395 | 4/21/03 | \$168,000 | 1320 | 0 | 5 | 1916 | 4 | 6480 | N | N | 132 10TH ST SE |
| 008 | 314160 | 0575 | 1/16/03 | \$148,000 | 670 | 200 | 5 | 1913 | 4 | 4770 | N | N | 203 12TH ST SE |
| 008 | 314160 | 0585 | 11/6/02 | \$130,000 | 580 | 0 | 5 | 1913 | 4 | 3180 | N | N | 207 12TH ST SE |
| 008 | 314160 | 0590 | 9/27/02 | \$89,950 | 740 | 0 | 4 | 1914 | 4 | 3180 | N | N | 209 12TH ST SE |
| 008 | 314160 | 0625 | 4/28/03 | \$259,000 | 2680 | 0 | 7 | 1991 | 3 | 8401 | N | N | 1020 B ST SE |
| 008 | 331360 | 0030 | 11/8/02 | \$130,000 | 1000 | 0 | 7 | 1960 | 3 | 9450 | N | N | 702 25TH ST SE |
| 008 | 331360 | 0032 | 6/19/03 | \$158,300 | 920 | 0 | 6 | 1960 | 3 | 8775 | N | N | 608 25TH ST SE |
| 008 | 331360 | 0035 | 1/6/03 | \$164,500 | 1000 | 0 | 7 | 1960 | 4 | 8775 | N | N | 606 25TH ST SE |
| 008 | 331360 | 0076 | 5/30/03 | \$170,000 | 1050 | 0 | 6 | 1961 | 4 | 8910 | N | N | 609 26TH ST SE |
| 008 | 331360 | 0077 | 3/4/02 | \$149,425 | 1020 | 0 | 6 | 1961 | 4 | 6885 | N | N | 607 26TH ST SE |
| 008 | 331360 | 0086 | 12/3/03 | \$160,000 | 1050 | 0 | 6 | 1961 | 4 | 8910 | N | N | 703 26TH ST SE |
| 008 | 331360 | 0095 | 3/26/02 | \$151,500 | 960 | 0 | 6 | 1963 | 4 | 8100 | N | N | 705 26TH ST SE |
| 008 | 331360 | 0100 | 11/18/03 | \$159,000 | 920 | 0 | 6 | 1969 | 4 | 8100 | N | N | 707 26TH ST SE |
| 008 | 331360 | 0230 | 11/25/03 | \$140,000 | 1010 | 0 | 6 | 1977 | 3 | 8100 | N | N | 502 26TH ST SE |
| 008 | 331360 | 0266 | 7/7/03 | \$163,557 | 1180 | 0 | 7 | 1966 | 3 | 8775 | N | N | 407 27TH ST SE |
| 008 | 331360 | 0275 | 5/16/03 | \$160,000 | 1180 | 0 | 7 | 1966 | 4 | 8775 | N | N | 501 27TH ST SE |
| 008 | 331360 | 0295 | 3/18/03 | \$149,950 | 1050 | 0 | 7 | 1965 | 4 | 8100 | N | N | 505 27TH ST SE |
| 008 | 331360 | 0400 | 11/18/03 | \$185,000 | 1270 | 0 | 6 | 1977 | 4 | 8100 | N | N | 729 27TH ST SE |
| 008 | 331380 | 0025 | 4/21/02 | \$158,000 | 1290 | 0 | 6 | 1959 | 4 | 8448 | N | N | 650 27TH ST SE |
| 008 | 392090 | 0140 | 9/9/03 | \$165,000 | 980 | 0 | 6 | 1944 | 4 | 7290 | N | N | 1301 H ST SE |
| 008 | 392090 | 0180 | 5/22/02 | \$155,000 | 1020 | 0 | 6 | 1944 | 4 | 7290 | N | N | 1413 H ST SE |
| 008 | 392090 | 0215 | 12/30/02 | \$148,000 | 910 | 0 | 6 | 1944 | 3 | 7290 | N | N | 1521 H ST SE |
| 008 | 447200 | 0150 | 9/4/03 | \$210,000 | 1700 | 0 | 7 | 1996 | 3 | 6133 | N | N | 929 23RD PL SE |
| 008 | 447420 | 0050 | 3/20/02 | \$155,000 | 1100 | 0 | 7 | 1967 | 4 | 8762 | N | N | 1501 29TH ST SE |
| 008 | 500170 | 0040 | 5/31/02 | \$182,000 | 1590 | 0 | 7 | 1959 | 4 | 7810 | N | N | 1711 G ST SE |
| 008 | 500300 | 0090 | 1/28/02 | \$163,000 | 1300 | 0 | 7 | 1955 | 4 | 7790 | N | N | 1211 F ST SE |
| 008 | 500300 | 0100 | 5/31/02 | \$170,000 | 1000 | 450 | 7 | 1952 | 4 | 7790 | N | N | 1307 F ST SE |
| 008 | 500300 | 0120 | 8/14/02 | \$170,900 | 1450 | 0 | 7 | 1953 | 4 | 7790 | N | N | 1407 F ST SE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 008 | 519490 | 0050 | 10/8/02 | \$193,950 | 1640 | 0 | 7 | 1990 | 3 | 6000 | N | N | 1308 E ST SE |
| 008 | 519490 | 0140 | 8/23/02 | \$180,000 | 1380 | 0 | 7 | 1990 | 3 | 6384 | N | N | 1217 E ST SE |
| 008 | 533631 | 0040 | 2/24/03 | \$224,500 | 2390 | 0 | 7 | 1987 | 3 | 9587 | N | N | 219 21ST PL SE |
| 008 | 539820 | 0100 | 4/15/03 | \$240,000 | 2230 | 0 | 7 | 2000 | 3 | 8007 | N | N | 1318 D PL SE |
| 008 | 542240 | 0150 | 8/2/02 | \$265,000 | 2430 | 0 | 7 | 2002 | 3 | 8525 | N | N | 1841 C PL SE |
| 008 | 542240 | 0190 | 7/29/03 | \$210,000 | 1950 | 0 | 7 | 1980 | 3 | 6440 | N | N | 1905 C ST SE |
| 008 | 542240 | 0310 | 7/25/02 | \$181,500 | 1780 | 0 | 7 | 1980 | 3 | 11398 | N | N | 1814 C ST SE |
| 008 | 542240 | 0350 | 8/28/02 | \$198,000 | 2470 | 0 | 7 | 1981 | 3 | 6649 | N | N | 1738 C PL SE |
| 008 | 638200 | 0015 | 4/23/03 | \$185,000 | 1550 | 0 | 7 | 1960 | 4 | 11550 | N | N | 1307 G ST SE |
| 008 | 638200 | 0085 | 11/13/02 | \$190,500 | 1740 | 0 | 7 | 1960 | 4 | 13090 | N | N | 1314 G ST SE |
| 008 | 638200 | 0090 | 12/12/03 | \$167,000 | 1200 | 0 | 7 | 1959 | 4 | 13090 | N | N | 1316 G ST SE |
| 008 | 711600 | 0195 | 5/20/02 | \$150,000 | 830 | 0 | 6 | 1950 | 3 | 7828 | N | N | 900 7TH ST SE |
| 008 | 711600 | 0280 | 3/26/03 | \$145,000 | 890 | 0 | 6 | 1957 | 4 | 5885 | N | N | 819 8TH ST SE |
| 008 | 711600 | 0295 | 6/6/02 | \$129,950 | 700 | 0 | 6 | 1945 | 4 | 3605 | N | N | 820 6TH ST SE |
| 008 | 711600 | 0385 | 9/25/03 | \$181,000 | 1330 | 0 | 7 | 1955 | 4 | 5974 | N | N | 821 7TH ST SE |
| 008 | 711600 | 0415 | 9/20/02 | \$149,950 | 1330 | 0 | 6 | 1949 | 3 | 6180 | N | N | 816 5TH ST SE |
| 008 | 711600 | 0510 | 11/19/03 | \$163,000 | 1150 | 0 | 6 | 1949 | 4 | 6180 | N | N | 811 6TH ST SE |
| 008 | 711600 | 0645 | 4/29/03 | \$155,000 | 1540 | 0 | 6 | 1977 | 3 | 7566 | N | N | 1015 6TH ST SE |
| 008 | 711600 | 0665 | 6/15/02 | \$149,500 | 1680 | 0 | 6 | 1968 | 3 | 7635 | N | N | 503 L PL SE |
| 008 | 711600 | 0705 | 11/20/03 | \$144,400 | 1420 | 0 | 6 | 1952 | 4 | 9627 | N | N | 604 K ST SE |
| 008 | 711600 | 0800 | 7/31/02 | \$139,000 | 1190 | 0 | 5 | 1912 | 4 | 4958 | N | N | 502 L PL SE |
| 008 | 711650 | 0125 | 12/12/03 | \$145,000 | 850 | 0 | 5 | 1927 | 3 | 3171 | N | N | 407 6TH ST SE |
| 008 | 711650 | 0280 | 12/9/02 | \$160,000 | 1270 | 1010 | 6 | 1923 | 4 | 9472 | N | N | 417 6TH ST SE |
| 008 | 711650 | 0330 | 8/26/03 | \$137,500 | 910 | 0 | 5 | 1920 | 4 | 4120 | N | N | 424 6TH ST SE |
| 008 | 711650 | 0385 | 9/25/03 | \$161,900 | 1270 | 0 | 6 | 1944 | 4 | 4120 | N | N | 517 7TH ST SE |
| 008 | 711650 | 0395 | 9/4/02 | \$175,000 | 1800 | 0 | 6 | 1947 | 4 | 6172 | N | N | 507 7TH ST SE |
| 008 | 711650 | 0410 | 12/19/03 | \$159,000 | 980 | 0 | 5 | 1918 | 4 | 4115 | N | N | 421 7TH ST SE |
| 008 | 711650 | 0460 | 8/14/03 | \$151,000 | 790 | 0 | 6 | 1921 | 4 | 8230 | N | N | 502 7TH ST SE |
| 008 | 711650 | 0515 | 10/29/02 | \$137,400 | 1110 | 0 | 7 | 1921 | 3 | 5537 | N | N | 515 8TH ST SE |
| 008 | 711650 | 0550 | 3/7/03 | \$138,000 | 570 | 650 | 5 | 1913 | 5 | 2779 | N | N | 411 8TH ST SE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 008 | 711650 | 0645 | 9/4/02 | \$135,500 | 1330 | 0 | 6 | 1945 | 3 | 3536 | N | N | 715 8TH ST SE |
| 008 | 711650 | 0665 | 10/24/03 | \$139,950 | 1180 | 0 | 7 | 1921 | 3 | 6768 | N | N | 625 8TH ST SE |
| 008 | 711650 | 0795 | 8/12/03 | \$147,000 | 1220 | 0 | 5 | 1949 | 4 | 6172 | N | N | 622 6TH ST SE |
| 008 | 711650 | 0855 | 8/15/03 | \$161,000 | 1270 | 0 | 6 | 1944 | 4 | 4120 | N | N | 721 7TH ST SE |
| 008 | 714060 | 0090 | 7/30/02 | \$169,500 | 990 | 0 | 6 | 1959 | 3 | 8540 | N | N | 1820 L ST SE |
| 008 | 714060 | 0145 | 7/2/02 | \$174,950 | 1310 | 0 | 6 | 1959 | 4 | 10125 | N | N | 1012 20TH ST SE |
| 008 | 714060 | 0295 | 10/20/03 | \$173,606 | 1610 | 0 | 6 | 1959 | 4 | 9398 | N | N | 1035 20TH ST SE |
| 008 | 714080 | 0030 | 10/1/03 | \$165,000 | 1170 | 0 | 6 | 1961 | 4 | 7276 | N | N | 1310 28TH PL SE |
| 008 | 714080 | 0160 | 2/5/03 | \$144,900 | 1350 | 0 | 7 | 1967 | 3 | 7276 | N | N | 2710 N ST SE |
| 008 | 714080 | 0170 | 12/9/02 | \$191,000 | 860 | 860 | 7 | 1962 | 3 | 7276 | N | N | 2708 N ST SE |
| 008 | 714080 | 0370 | 8/22/03 | \$162,122 | 1060 | 0 | 6 | 1960 | 4 | 7070 | N | N | 1308 28TH ST SE |
| 008 | 734500 | 0010 | 5/21/03 | \$179,500 | 1350 | 0 | 7 | 1967 | 4 | 8000 | N | N | 1614 33RD ST SE |
| 008 | 734500 | 0080 | 6/23/03 | \$178,000 | 1550 | 0 | 7 | 1969 | 4 | 7500 | N | N | 1706 33RD ST SE |
| 008 | 734500 | 0090 | 12/19/02 | \$150,750 | 1010 | 0 | 7 | 1967 | 4 | 7000 | N | N | 1712 33RD ST SE |
| 008 | 734500 | 0210 | 5/13/03 | \$174,950 | 1550 | 0 | 7 | 1967 | 4 | 8775 | N | N | 1627 35TH ST SE |
| 008 | 734500 | 0240 | 9/23/02 | \$173,993 | 1550 | 0 | 7 | 1968 | 4 | 7875 | N | N | 1614 35TH ST SE |
| 008 | 734500 | 0260 | 9/17/02 | \$203,900 | 1920 | 0 | 7 | 1968 | 4 | 7875 | N | N | 1626 35TH WY SE |
| 008 | 734500 | 0370 | 1/3/03 | \$150,000 | 1010 | 0 | 7 | 1967 | 4 | 7634 | N | N | 1830 35TH WY SE |
| 008 | 734500 | 0460 | 10/23/03 | \$165,000 | 1550 | 0 | 7 | 1967 | 4 | 6000 | N | N | 3234 V ST SE |
| 008 | 734500 | 0500 | 4/26/02 | \$152,000 | 1230 | 0 | 7 | 1967 | 4 | 5800 | N | N | 1909 33RD ST SE |
| 008 | 734500 | 0580 | 9/27/02 | \$165,000 | 1010 | 0 | 7 | 1967 | 4 | 7700 | N | N | 1711 33RD ST SE |
| 008 | 734520 | 0040 | 6/12/03 | \$183,000 | 970 | 510 | 7 | 1968 | 4 | 8550 | N | N | 1702 36TH ST SE |
| 008 | 734520 | 0250 | 5/22/02 | \$164,500 | 1300 | 0 | 7 | 1968 | 4 | 7875 | N | N | 1909 37TH ST SE |
| 008 | 734520 | 0350 | 7/1/02 | \$145,000 | 1170 | 0 | 7 | 1968 | 3 | 7350 | N | N | 1701 37TH PL SE |
| 008 | 734520 | 0410 | 11/22/02 | \$159,950 | 1020 | 0 | 7 | 1968 | 4 | 9416 | N | N | 1611 37TH WY SE |
| 008 | 734520 | 0420 | 4/18/03 | \$162,300 | 1020 | 0 | 7 | 1968 | 3 | 8925 | N | N | 1613 37TH WY SE |
| 008 | 734520 | 0510 | 9/24/02 | \$169,000 | 1190 | 450 | 7 | 1968 | 4 | 7500 | N | N | 1805 36TH ST SE |
| 008 | 734520 | 0520 | 5/27/03 | \$174,500 | 1020 | 0 | 7 | 1968 | 4 | 6860 | N | N | 1813 36TH ST SE |
| 008 | 734531 | 0080 | 12/24/03 | \$180,000 | 1540 | 0 | 7 | 1975 | 3 | 9645 | N | N | 1316 31ST AV SE |
| 008 | 734960 | 0010 | 2/22/02 | \$185,000 | 1380 | 0 | 7 | 1996 | 3 | 6000 | N | N | 1917 28TH ST SE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-------------------------|
| 008 | 734960 | 0130 | 9/4/03 | \$212,000 | 1600 | 0 | 7 | 1996 | 3 | 6205 | N | N | 2834 U ST SE |
| 008 | 734961 | 0100 | 12/31/03 | \$216,000 | 1600 | 0 | 7 | 1997 | 3 | 8771 | N | N | 2715 V CT SE |
| 008 | 734961 | 0110 | 11/20/03 | \$218,000 | 1380 | 0 | 7 | 1997 | 3 | 8777 | N | N | 2709 V CT SE |
| 008 | 734962 | 0020 | 10/28/02 | \$218,000 | 1600 | 0 | 7 | 1997 | 3 | 6366 | N | N | 2101 27TH ST SE |
| 008 | 734962 | 0070 | 5/20/03 | \$214,000 | 1670 | 0 | 7 | 1997 | 3 | 7372 | N | N | 2601 W CT SE |
| 008 | 734962 | 0090 | 2/1/02 | \$206,000 | 1630 | 0 | 7 | 1997 | 3 | 9860 | N | N | 2608 W CT SE |
| 008 | 734962 | 0130 | 6/26/03 | \$222,600 | 1280 | 340 | 7 | 1997 | 3 | 6000 | N | N | 2211 27TH ST SE |
| 008 | 734962 | 0160 | 5/13/03 | \$212,000 | 1600 | 0 | 7 | 1997 | 3 | 6366 | N | N | 2321 27TH PL SE |
| 008 | 734962 | 0270 | 4/23/02 | \$204,950 | 1600 | 0 | 7 | 1998 | 3 | 6097 | N | N | 2202 27TH ST SE |
| 008 | 734963 | 0070 | 1/16/02 | \$269,950 | 2880 | 0 | 7 | 1999 | 3 | 6221 | N | N | 2315 27TH PL SE |
| 008 | 734964 | 0010 | 6/16/03 | \$274,950 | 2880 | 0 | 7 | 1999 | 3 | 7741 | N | N | 2203 28TH CT SE |
| 008 | 734964 | 0030 | 9/26/03 | \$232,450 | 2120 | 0 | 7 | 1998 | 3 | 5173 | N | N | 2209 28TH CT SE |
| 008 | 734964 | 0030 | 6/24/02 | \$232,000 | 2120 | 0 | 7 | 1998 | 3 | 5173 | N | N | 2209 28TH CT SE |
| 008 | 734964 | 0170 | 11/29/02 | \$236,950 | 2880 | 0 | 7 | 1998 | 3 | 7535 | N | N | 2202 28TH CT SE |
| 008 | 734965 | 0020 | 5/8/03 | \$231,950 | 1450 | 770 | 7 | 1999 | 3 | 6017 | N | N | 2708 Z ST SE |
| 008 | 734965 | 0030 | 4/23/02 | \$228,000 | 1430 | 700 | 7 | 1999 | 3 | 6017 | N | N | 2712 Z ST SE |
| 008 | 734965 | 0040 | 2/19/02 | \$229,000 | 1450 | 770 | 7 | 1999 | 3 | 6017 | N | N | 2718 Z ST SE |
| 008 | 734965 | 0080 | 4/22/02 | \$232,000 | 2100 | 0 | 7 | 1999 | 3 | 7349 | N | N | 2820 Z ST SE |
| 008 | 734965 | 0130 | 8/15/02 | \$234,000 | 1720 | 770 | 7 | 1998 | 3 | 7801 | N | N | 2809 Z ST SE |
| 008 | 734965 | 0140 | 8/26/03 | \$239,950 | 1600 | 1310 | 7 | 1998 | 3 | 7693 | N | N | 2813 Z ST SE |
| 008 | 734965 | 0150 | 7/22/03 | \$218,500 | 1380 | 0 | 7 | 1998 | 3 | 6205 | N | N | 2819 Z ST SE |
| 008 | 734965 | 0210 | 12/18/02 | \$222,500 | 2070 | 0 | 7 | 1998 | 3 | 6000 | N | N | 2215 FOREST RIDGE DR SE |
| 008 | 734965 | 0240 | 9/9/02 | \$208,000 | 1600 | 0 | 7 | 1998 | 3 | 8939 | N | N | 2203 FOREST RIDGE DR SE |
| 008 | 734965 | 0250 | 8/26/02 | \$211,500 | 1600 | 0 | 7 | 1998 | 3 | 7364 | N | N | 2135 FOREST RIDGE DR SE |
| 008 | 734965 | 0360 | 9/15/03 | \$265,000 | 2100 | 0 | 7 | 1999 | 3 | 9780 | N | N | 2130 FOREST RIDGE DR SE |
| 008 | 734965 | 0370 | 6/13/02 | \$232,000 | 2120 | 0 | 7 | 1998 | 3 | 11019 | N | N | 2132 FOREST RIDGE DR SE |
| 008 | 734965 | 0380 | 4/5/03 | \$222,500 | 1280 | 340 | 7 | 1998 | 3 | 15386 | N | N | 2134 FOREST RIDGE DR SE |
| 008 | 734965 | 0400 | 3/6/02 | \$210,000 | 1280 | 340 | 7 | 1998 | 3 | 7455 | N | N | 2138 FOREST RIDGE DR SE |
| 008 | 734965 | 0410 | 7/25/03 | \$230,000 | 1720 | 0 | 7 | 1998 | 3 | 7927 | N | N | 2220 FOREST RIDGE DR SE |
| 008 | 734966 | 0080 | 4/2/02 | \$221,500 | 1430 | 700 | 7 | 1999 | 3 | 27332 | N | N | 2832 V CT SE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 008 | 734966 | 0090 | 10/10/03 | \$258,000 | 2100 | 0 | 7 | 1999 | 3 | 16644 | N | N | 2836 V CT SE |
| 008 | 734966 | 0120 | 9/3/02 | \$218,000 | 1280 | 840 | 7 | 1999 | 3 | 8375 | N | N | 2825 V CT SE |
| 008 | 734966 | 0150 | 12/10/02 | \$210,000 | 1600 | 0 | 7 | 1999 | 3 | 7222 | N | N | 2811 V CT SE |
| 008 | 746890 | 0160 | 8/6/03 | \$157,500 | 940 | 0 | 7 | 1954 | 3 | 7920 | N | N | 920 E ST SE |
| 008 | 746890 | 0245 | 3/20/03 | \$155,000 | 1260 | 0 | 7 | 1954 | 4 | 7350 | N | N | 404 11TH ST SE |
| 008 | 779400 | 0140 | 12/11/02 | \$210,450 | 1860 | 0 | 8 | 1991 | 3 | 8425 | N | N | 3316 OLYMPIC ST SE |
| 008 | 779400 | 0150 | 7/1/02 | \$210,000 | 2040 | 0 | 8 | 1991 | 3 | 8426 | N | N | 3308 OLYMPIC ST SE |
| 008 | 779401 | 0020 | 6/17/03 | \$216,500 | 1890 | 0 | 7 | 1992 | 3 | 9925 | N | N | 3511 OLYMPIC ST SE |
| 008 | 779401 | 0080 | 12/19/02 | \$207,450 | 1380 | 390 | 7 | 1992 | 3 | 8737 | N | N | 1401 37TH ST SE |
| 008 | 787740 | 0145 | 11/20/03 | \$147,500 | 960 | 0 | 5 | 1949 | 5 | 11390 | N | N | 35715 87TH AV S |
| 008 | 788900 | 0010 | 7/17/03 | \$185,500 | 1460 | 0 | 7 | 1958 | 3 | 10000 | N | N | 1606 28TH ST SE |
| 008 | 788900 | 0220 | 9/15/03 | \$164,500 | 1410 | 0 | 7 | 1958 | 4 | 9392 | N | N | 1805 27TH ST SE |
| 008 | 788910 | 0020 | 9/3/02 | \$194,950 | 1720 | 0 | 7 | 1968 | 4 | 8550 | N | N | 2805 R PL SE |
| 008 | 788910 | 0040 | 5/29/02 | \$186,500 | 1850 | 0 | 7 | 1968 | 4 | 8550 | N | N | 2809 R PL SE |
| 008 | 788910 | 0070 | 6/16/03 | \$175,000 | 1030 | 0 | 7 | 1968 | 4 | 9226 | N | N | 2815 R PL SE |
| 008 | 788910 | 0170 | 2/6/03 | \$145,000 | 1360 | 0 | 7 | 1968 | 3 | 8938 | N | N | 2820 R ST SE |
| 008 | 792460 | 0140 | 4/3/03 | \$203,950 | 1930 | 0 | 7 | 1967 | 4 | 9157 | N | N | 1515 32ND ST SE |
| 008 | 792460 | 0240 | 6/10/03 | \$145,000 | 1460 | 0 | 7 | 1963 | 3 | 11373 | N | N | 1320 32ND ST SE |
| 008 | 858140 | 0005 | 6/13/02 | \$135,000 | 1240 | 0 | 5 | 1913 | 3 | 4180 | N | N | 130 12TH ST SE |
| 008 | 858140 | 0195 | 3/27/03 | \$135,000 | 980 | 0 | 5 | 1913 | 3 | 8560 | N | N | 202 14TH ST SE |
| 008 | 858140 | 0205 | 9/16/02 | \$105,000 | 610 | 0 | 5 | 1920 | 4 | 4280 | N | N | 210 14TH ST SE |
| 008 | 858140 | 0270 | 10/31/03 | \$158,000 | 1260 | 0 | 6 | 1914 | 4 | 8400 | N | N | 202 13TH ST SE |
| 008 | 858140 | 0285 | 3/14/03 | \$103,000 | 670 | 0 | 4 | 1913 | 3 | 4200 | N | N | 214 13TH ST SE |
| 008 | 858140 | 0306 | 2/18/03 | \$95,536 | 470 | 0 | 5 | 1946 | 4 | 3143 | N | N | 234 1/2 13TH ST SE |
| 008 | 858140 | 0350 | 7/22/03 | \$145,000 | 980 | 0 | 5 | 1914 | 5 | 8400 | N | N | 237 14TH ST SE |
| 008 | 858140 | 0360 | 7/25/03 | \$154,500 | 860 | 0 | 5 | 1913 | 4 | 8400 | N | N | 225 14TH ST SE |
| 008 | 858140 | 0440 | 1/14/02 | \$167,000 | 990 | 0 | 6 | 1913 | 4 | 7560 | N | N | 234 12TH ST SE |
| 008 | 869560 | 0050 | 6/26/02 | \$187,000 | 1510 | 0 | 7 | 1963 | 4 | 10800 | N | N | 1524 J ST SE |
| 008 | 869560 | 0115 | 3/19/02 | \$172,500 | 1110 | 0 | 7 | 1955 | 4 | 8775 | N | N | 1519 J ST SE |
| 008 | 869560 | 0120 | 1/24/03 | \$167,500 | 1090 | 0 | 7 | 1953 | 4 | 10800 | N | N | 1525 J ST SE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-----------------------------|
| 008 | 889320 | 0050 | 10/21/03 | \$205,000 | 1500 | 0 | 7 | 1996 | 3 | 7247 | N | N | 1202 20TH CT SE |
| 008 | 910750 | 0045 | 11/12/02 | \$189,000 | 1670 | 0 | 7 | 1959 | 3 | 8800 | N | N | 1315 21ST ST SE |
| 008 | 910760 | 0090 | 10/29/03 | \$175,500 | 1390 | 0 | 7 | 1963 | 4 | 8250 | N | N | 1900 M ST SE |
| 008 | 915010 | 0030 | 6/11/03 | \$142,000 | 740 | 0 | 4 | 1914 | 3 | 10000 | N | N | 502 8TH ST SE |
| 008 | 915010 | 0055 | 5/13/03 | \$111,000 | 620 | 0 | 5 | 1915 | 4 | 4000 | N | N | 518 8TH ST SE |
| 008 | 915010 | 0215 | 7/25/02 | \$120,500 | 670 | 0 | 5 | 1923 | 4 | 6298 | N | N | 721 9TH ST SE |
| 008 | 915010 | 0235 | 9/26/03 | \$144,000 | 720 | 0 | 5 | 1921 | 4 | 4000 | N | N | 705 9TH ST SE |
| 008 | 950090 | 0045 | 5/16/02 | \$174,000 | 1260 | 0 | 7 | 1956 | 4 | 10935 | N | N | 1405 25TH ST SE |
| 008 | 950090 | 0115 | 2/21/02 | \$169,950 | 1350 | 0 | 7 | 1957 | 4 | 10587 | N | N | 1220 24TH ST SE |
| 008 | 950090 | 0130 | 11/17/03 | \$161,950 | 1120 | 0 | 7 | 1958 | 3 | 10587 | N | N | 1215 24TH ST SE |
| 008 | 950090 | 0145 | 5/1/02 | \$178,812 | 1370 | 0 | 7 | 1956 | 3 | 10590 | N | N | 1305 24TH ST SE |
| 008 | 950090 | 0165 | 1/7/02 | \$175,000 | 1240 | 0 | 7 | 1956 | 4 | 11274 | N | N | 1405 24TH ST SE |
| 008 | 950090 | 0290 | 9/22/03 | \$150,800 | 1070 | 0 | 7 | 1953 | 3 | 11340 | N | N | 1205 23RD ST SE |
| 008 | 950090 | 0335 | 10/21/03 | \$185,000 | 1760 | 0 | 7 | 1957 | 4 | 10530 | N | N | 1425 23RD ST SE |
| 008 | 950090 | 0525 | 5/28/02 | \$184,400 | 1550 | 0 | 7 | 1956 | 3 | 9045 | N | N | 1430 21ST ST SE |
| 008 | 983540 | 0030 | 9/19/03 | \$210,000 | 2000 | 0 | 7 | 1991 | 3 | 8426 | N | N | 3309 OLYMPIC ST SE |
| 008 | 983540 | 0040 | 11/18/02 | \$209,950 | 1880 | 0 | 7 | 1992 | 3 | 8426 | N | N | 3315 OLYMPIC ST SE |
| 008 | 983540 | 0050 | 4/21/03 | \$206,000 | 1720 | 0 | 7 | 1991 | 3 | 8426 | N | N | 3401 OLYMPIC ST SE |
| 010 | 022005 | 9020 | 9/25/03 | \$207,000 | 1390 | 0 | 6 | 1952 | 5 | 33281 | N | N | 38501 AUBURN-ENUMCLAW RD SE |
| 010 | 030360 | 0050 | 6/27/03 | \$218,000 | 1880 | 0 | 8 | 1990 | 3 | 9888 | N | N | 3334 21ST ST SE |
| 010 | 030360 | 0060 | 10/23/03 | \$229,950 | 1600 | 0 | 8 | 1990 | 3 | 10156 | N | N | 3312 21ST ST SE |
| 010 | 030400 | 0040 | 12/4/02 | \$170,500 | 1330 | 0 | 7 | 1961 | 4 | 8800 | N | N | 2730 24TH ST SE |
| 010 | 030400 | 0050 | 1/28/03 | \$171,500 | 1330 | 0 | 7 | 1961 | 4 | 8800 | N | N | 2720 24TH ST SE |
| 010 | 030400 | 0070 | 6/20/02 | \$191,662 | 1300 | 0 | 7 | 1961 | 4 | 10370 | N | N | 2640 24TH ST SE |
| 010 | 030400 | 0080 | 8/12/03 | \$185,000 | 1300 | 0 | 7 | 1961 | 4 | 11600 | N | N | 2630 24TH ST SE |
| 010 | 030400 | 0090 | 11/5/02 | \$189,500 | 1460 | 0 | 7 | 1961 | 4 | 11880 | N | N | 2626 24TH ST SE |
| 010 | 030400 | 0100 | 11/5/02 | \$163,000 | 1070 | 0 | 7 | 1961 | 3 | 9000 | N | N | 2616 24TH ST SE |
| 010 | 030400 | 0160 | 8/19/03 | \$172,000 | 1040 | 0 | 7 | 1962 | 4 | 9900 | N | N | 2440 24TH ST SE |
| 010 | 030400 | 0170 | 3/26/03 | \$170,000 | 1330 | 0 | 7 | 1962 | 4 | 12000 | N | N | 2420 24TH ST SE |
| 010 | 030400 | 0180 | 3/28/02 | \$200,000 | 1300 | 0 | 7 | 1962 | 4 | 8640 | N | N | 2345 25TH ST SE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 010 | 030400 | 0200 | 12/17/03 | \$190,000 | 1740 | 0 | 7 | 1962 | 4 | 9605 | N | N | 2505 25TH ST SE |
| 010 | 030400 | 0260 | 8/9/02 | \$172,000 | 1380 | 0 | 7 | 1962 | 4 | 8800 | N | N | 2615 25TH ST SE |
| 010 | 030400 | 0320 | 5/1/02 | \$200,000 | 1300 | 0 | 7 | 1962 | 4 | 8800 | N | N | 2405 24TH ST SE |
| 010 | 030400 | 0340 | 2/19/02 | \$180,000 | 1740 | 0 | 7 | 1962 | 4 | 9775 | N | N | 2425 24TH ST SE |
| 010 | 030400 | 0350 | 6/14/02 | \$222,000 | 1090 | 1090 | 7 | 1962 | 4 | 14200 | N | N | 2435 24TH ST SE |
| 010 | 030400 | 0360 | 9/24/03 | \$181,000 | 1290 | 0 | 7 | 1961 | 4 | 23500 | N | N | 2445 24TH ST SE |
| 010 | 030400 | 0370 | 9/10/03 | \$172,000 | 1300 | 0 | 7 | 1962 | 4 | 20640 | N | N | 2455 24TH ST SE |
| 010 | 030400 | 0410 | 5/20/02 | \$170,000 | 1300 | 0 | 7 | 1962 | 4 | 17800 | N | N | 2535 24TH ST SE |
| 010 | 104350 | 0030 | 7/25/03 | \$605,000 | 3980 | 0 | 10 | 1996 | 3 | 182516 | N | N | 4218 47TH ST SE |
| 010 | 104350 | 0130 | 1/22/03 | \$434,000 | 2760 | 0 | 9 | 1992 | 3 | 176418 | N | N | 4601 BRIDGET AV SE |
| 010 | 122005 | 9004 | 4/16/02 | \$410,000 | 3730 | 0 | 8 | 1994 | 3 | 169448 | N | N | 40707 180TH AV SE |
| 010 | 131350 | 0010 | 4/24/02 | \$179,200 | 1050 | 490 | 7 | 1977 | 3 | 10349 | N | N | 3706 LEMONTREE LN SE |
| 010 | 131350 | 0040 | 7/1/03 | \$197,896 | 1050 | 320 | 7 | 1977 | 4 | 7990 | N | N | 5710 37TH ST SE |
| 010 | 131350 | 0120 | 7/24/03 | \$192,000 | 1080 | 530 | 7 | 1976 | 3 | 6375 | N | N | 3514 LEMONTREE LN SE |
| 010 | 131350 | 0220 | 9/16/03 | \$143,000 | 1850 | 0 | 7 | 1971 | 2 | 7200 | N | N | 3601 LEMONTREE LN SE |
| 010 | 142410 | 0010 | 7/3/02 | \$229,950 | 2130 | 420 | 8 | 1991 | 3 | 14546 | N | N | 3202 20TH ST SE |
| 010 | 142410 | 0130 | 8/21/03 | \$224,900 | 1170 | 590 | 7 | 1973 | 4 | 8395 | N | N | 3215 20TH ST SE |
| 010 | 142410 | 0160 | 8/25/03 | \$216,000 | 1490 | 340 | 7 | 1977 | 3 | 7592 | N | N | 3201 20TH ST SE |
| 010 | 156510 | 0030 | 2/25/03 | \$219,000 | 2210 | 0 | 7 | 1979 | 3 | 9200 | N | N | 3401 20TH ST SE |
| 010 | 156510 | 0060 | 11/13/03 | \$234,950 | 1350 | 680 | 7 | 1981 | 3 | 9200 | N | N | 3318 20TH ST SE |
| 010 | 156510 | 0070 | 7/30/03 | \$219,000 | 1240 | 490 | 7 | 1980 | 3 | 9200 | N | N | 3402 20TH ST SE |
| 010 | 184320 | 0010 | 2/21/03 | \$129,900 | 1400 | 0 | 7 | 1978 | 3 | 1934 | N | N | 2901 27TH PL SE |
| 010 | 184320 | 0030 | 5/2/03 | \$130,000 | 1360 | 0 | 7 | 1978 | 3 | 1898 | N | N | 2505 27TH PL SE |
| 010 | 184320 | 0120 | 4/23/02 | \$117,000 | 1400 | 0 | 7 | 1978 | 3 | 1742 | N | N | 2608 FIR ST SE |
| 010 | 184320 | 0150 | 4/1/03 | \$129,000 | 1360 | 0 | 7 | 1978 | 3 | 1898 | N | N | 2704 FIR ST |
| 010 | 184320 | 0150 | 1/16/02 | \$125,950 | 1360 | 0 | 7 | 1978 | 3 | 1898 | N | N | 2704 FIR ST |
| 010 | 184320 | 0200 | 2/26/03 | \$132,000 | 1400 | 0 | 7 | 1978 | 3 | 1898 | N | N | 2705 FIR ST SE |
| 010 | 184320 | 0220 | 6/16/03 | \$128,888 | 1360 | 0 | 7 | 1978 | 3 | 1898 | N | N | 2709 FIR ST SE |
| 010 | 184320 | 0230 | 12/23/02 | \$167,980 | 1400 | 0 | 7 | 1978 | 3 | 1934 | N | N | 2902 28TH ST SE |
| 010 | 252105 | 9015 | 5/20/02 | \$379,000 | 2010 | 1030 | 9 | 1970 | 5 | 263538 | Y | N | 16700 SE 368TH ST |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-------------------------|
| 010 | 259750 | 0020 | 12/10/02 | \$192,950 | 1650 | 0 | 8 | 1966 | 4 | 9460 | N | N | 2600 DOGWOOD ST SE |
| 010 | 259750 | 0040 | 6/28/02 | \$199,500 | 1860 | 0 | 8 | 1966 | 3 | 8140 | N | N | 2620 DOGWOOD ST SE |
| 010 | 259750 | 0200 | 4/8/02 | \$219,950 | 2570 | 0 | 8 | 1966 | 4 | 7776 | N | N | 2625 DOGWOOD ST SE |
| 010 | 259750 | 0240 | 12/17/03 | \$185,490 | 1770 | 0 | 8 | 1966 | 4 | 8800 | N | N | 2735 FOREST RIDGE DR SE |
| 010 | 259750 | 0330 | 7/1/03 | \$195,000 | 1840 | 0 | 8 | 1968 | 4 | 7776 | N | N | 2555 FOREST RIDGE DR SE |
| 010 | 259750 | 0440 | 4/17/02 | \$170,000 | 1170 | 0 | 8 | 1967 | 4 | 7140 | N | N | 2746 ALPINE DR SE |
| 010 | 259750 | 0530 | 9/26/02 | \$179,980 | 1240 | 440 | 8 | 1966 | 4 | 8640 | N | N | 2622 26TH PL SE |
| 010 | 259750 | 0570 | 4/8/02 | \$245,000 | 3980 | 0 | 8 | 1966 | 4 | 10400 | N | N | 2630 26TH PL SE |
| 010 | 259750 | 0650 | 8/14/02 | \$168,000 | 1450 | 0 | 8 | 1967 | 4 | 7884 | N | N | 2724 ALPINE DR SE |
| 010 | 259750 | 0740 | 8/13/03 | \$230,000 | 2130 | 0 | 8 | 1968 | 4 | 6750 | N | N | 2626 ALPINE PL SE |
| 010 | 259750 | 0770 | 9/13/02 | \$168,500 | 1180 | 0 | 8 | 1967 | 4 | 7650 | N | N | 2620 ALPINE PL SE |
| 010 | 259750 | 0820 | 12/20/02 | \$172,450 | 1400 | 0 | 8 | 1967 | 4 | 8424 | N | N | 2610 ALPINE PL SE |
| 010 | 259750 | 0860 | 8/20/02 | \$199,000 | 1820 | 0 | 8 | 1968 | 4 | 7900 | N | N | 2510 26TH ST SE |
| 010 | 259750 | 0880 | 10/23/03 | \$195,000 | 1370 | 0 | 8 | 1968 | 4 | 7776 | N | N | 2530 26TH ST SE |
| 010 | 259750 | 0880 | 7/29/02 | \$181,500 | 1370 | 0 | 8 | 1968 | 4 | 7776 | N | N | 2530 26TH ST SE |
| 010 | 259750 | 1010 | 1/28/03 | \$175,000 | 1330 | 0 | 8 | 1966 | 4 | 7776 | Y | N | 2430 FOREST RIDGE DR SE |
| 010 | 259750 | 1065 | 9/11/03 | \$301,000 | 1730 | 1470 | 8 | 1977 | 4 | 20775 | Y | Y | 2540 FOREST RIDGE DR SE |
| 010 | 259750 | 1140 | 8/13/02 | \$264,500 | 1880 | 0 | 8 | 1970 | 4 | 20016 | Y | Y | 2650 FOREST RIDGE DR SE |
| 010 | 259760 | 0010 | 3/18/03 | \$142,680 | 1720 | 0 | 7 | 1968 | 3 | 1722 | N | N | 2807 FOREST RIDGE DR SE |
| 010 | 259760 | 0020 | 4/16/02 | \$148,000 | 1770 | 0 | 7 | 1968 | 3 | 1690 | N | N | 2809 FOREST RIDGE DR SE |
| 010 | 259760 | 0170 | 9/22/03 | \$121,400 | 1100 | 0 | 7 | 1980 | 3 | 1722 | N | N | 2843 FOREST RIDGE DR SE |
| 010 | 259760 | 0210 | 4/29/03 | \$135,000 | 1400 | 0 | 7 | 1977 | 3 | 1722 | N | N | 2857 FOREST RIDGE DR SE |
| 010 | 259760 | 0240 | 1/28/02 | \$130,950 | 1400 | 0 | 7 | 1968 | 3 | 1722 | N | N | 2863 FOREST RIDGE DR SE |
| 010 | 259900 | 0050 | 9/10/02 | \$158,000 | 920 | 0 | 7 | 1961 | 3 | 11250 | N | N | 2850 22ND ST SE |
| 010 | 259900 | 0070 | 3/5/03 | \$172,500 | 1430 | 0 | 7 | 1961 | 3 | 12950 | N | N | 2910 22ND ST SE |
| 010 | 259900 | 0150 | 10/7/03 | \$190,000 | 1600 | 0 | 7 | 1961 | 4 | 7800 | N | N | 2140 GINKGO ST SE |
| 010 | 259900 | 0160 | 7/24/03 | \$179,900 | 1270 | 0 | 7 | 1961 | 4 | 8050 | N | N | 2130 GINKGO ST SE |
| 010 | 259900 | 0180 | 4/17/03 | \$201,900 | 1770 | 0 | 7 | 1961 | 4 | 8625 | N | N | 2110 GINKGO ST SE |
| 010 | 259900 | 0380 | 6/17/03 | \$165,000 | 1070 | 0 | 7 | 1961 | 4 | 7700 | N | N | 2125 DOGWOOD DR SE |
| 010 | 259900 | 0400 | 6/18/02 | \$161,000 | 1120 | 0 | 7 | 1961 | 3 | 7770 | N | N | 2035 DOGWOOD DR SE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 010 | 259900 | 0460 | 6/20/02 | \$165,000 | 1380 | 0 | 7 | 1961 | 3 | 8050 | N | N | 1915 DOGWOOD DR SE |
| 010 | 259900 | 0720 | 5/29/02 | \$195,000 | 1140 | 620 | 7 | 1962 | 4 | 8800 | N | N | 1910 DOGWOOD DR SE |
| 010 | 259900 | 0760 | 5/15/03 | \$177,250 | 1390 | 0 | 7 | 1961 | 3 | 8250 | N | N | 2005 ELM ST SE |
| 010 | 259900 | 0830 | 12/1/03 | \$178,500 | 1030 | 950 | 7 | 1962 | 3 | 7875 | N | N | 3035 22ND ST SE |
| 010 | 259900 | 0840 | 1/22/03 | \$169,400 | 1340 | 0 | 7 | 1961 | 3 | 7350 | N | N | 3025 22ND ST SE |
| 010 | 259900 | 0910 | 5/12/03 | \$175,310 | 1070 | 0 | 7 | 1961 | 4 | 8050 | N | N | 2040 ELM ST SE |
| 010 | 259900 | 0920 | 4/24/03 | \$173,000 | 1070 | 0 | 7 | 1961 | 4 | 8165 | N | N | 2030 ELM ST SE |
| 010 | 259900 | 0930 | 12/12/02 | \$165,000 | 1090 | 0 | 7 | 1961 | 4 | 8165 | N | N | 2020 ELM ST SE |
| 010 | 259900 | 0940 | 4/29/02 | \$135,000 | 1520 | 0 | 7 | 1961 | 3 | 8165 | N | N | 2010 ELM ST SE |
| 010 | 259900 | 1010 | 8/22/02 | \$169,000 | 1090 | 0 | 7 | 1962 | 4 | 7400 | N | N | 2930 18TH ST SE |
| 010 | 259900 | 1080 | 1/22/03 | \$165,000 | 1090 | 0 | 7 | 1961 | 4 | 8165 | N | N | 2005 FIR ST SE |
| 010 | 259900 | 1090 | 8/13/02 | \$189,950 | 1650 | 0 | 7 | 1962 | 3 | 8165 | N | N | 2015 FIR ST SE |
| 010 | 259900 | 1180 | 6/10/03 | \$190,000 | 1010 | 1010 | 7 | 1962 | 3 | 8000 | N | N | 3025 21ST ST SE |
| 010 | 259900 | 1210 | 10/8/02 | \$190,000 | 1140 | 670 | 7 | 1962 | 3 | 8400 | N | N | 2010 FIR ST SE |
| 010 | 259900 | 1420 | 11/21/02 | \$225,000 | 2300 | 0 | 7 | 1962 | 3 | 9350 | N | N | 1700 DOGWOOD DR SE |
| 010 | 259900 | 1490 | 8/21/03 | \$190,000 | 1140 | 360 | 7 | 1962 | 4 | 7920 | N | N | 3020 17TH ST SE |
| 010 | 259900 | 1510 | 10/10/02 | \$158,000 | 880 | 0 | 7 | 1962 | 4 | 7920 | N | N | 3040 17TH ST SE |
| 010 | 259900 | 1630 | 9/16/03 | \$177,500 | 1600 | 0 | 7 | 1962 | 3 | 8800 | N | N | 1805 ELM ST SE |
| 010 | 259900 | 1640 | 8/4/03 | \$205,000 | 1570 | 0 | 7 | 1962 | 3 | 8800 | N | N | 2845 19TH ST SE |
| 010 | 259900 | 1650 | 2/12/03 | \$165,000 | 1090 | 0 | 7 | 1962 | 4 | 10789 | N | N | 1830 GINKGO ST SE |
| 010 | 259900 | 1690 | 2/7/03 | \$165,000 | 1430 | 0 | 7 | 1962 | 3 | 10440 | N | N | 1730 GINKGO ST SE |
| 010 | 259900 | 1700 | 6/24/02 | \$194,950 | 1010 | 700 | 7 | 1962 | 4 | 10440 | N | N | 1720 GINKGO ST SE |
| 010 | 259900 | 1710 | 12/3/02 | \$180,000 | 1140 | 830 | 7 | 1962 | 4 | 12977 | N | N | 1710 GINKGO ST SE |
| 010 | 259900 | 1720 | 10/17/03 | \$189,950 | 1260 | 0 | 7 | 1962 | 4 | 16742 | N | N | 3065 17TH ST SE |
| 010 | 259900 | 1730 | 7/28/03 | \$176,000 | 1100 | 0 | 7 | 1962 | 4 | 9100 | N | N | 3055 17TH ST SE |
| 010 | 259900 | 1750 | 7/9/03 | \$170,000 | 990 | 0 | 7 | 1962 | 4 | 8550 | N | N | 3035 17TH ST SE |
| 010 | 259920 | 0120 | 11/14/02 | \$255,000 | 1650 | 1210 | 8 | 1978 | 3 | 20412 | Y | N | 3345 SCENIC DR |
| 010 | 259920 | 0280 | 5/23/02 | \$198,000 | 1560 | 0 | 8 | 1964 | 4 | 9288 | N | N | 3260 SCENIC DR |
| 010 | 259920 | 0300 | 4/1/03 | \$197,000 | 1030 | 720 | 7 | 1963 | 4 | 9256 | N | N | 3310 SCENIC DR |
| 010 | 259920 | 0340 | 2/14/03 | \$205,000 | 1140 | 880 | 7 | 1963 | 4 | 9765 | N | N | 1941 19TH PL SE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|-----------------------------|
| 010 | 259920 | 0350 | 5/12/03 | \$170,000 | 1450 | 0 | 7 | 1963 | 4 | 10350 | N | N | 3255 16TH ST SE |
| 010 | 259920 | 0470 | 10/28/03 | \$235,000 | 1030 | 800 | 7 | 1962 | 4 | 10800 | N | N | 1905 19TH PL SE |
| 010 | 259920 | 0480 | 3/5/02 | \$165,500 | 1010 | 0 | 7 | 1962 | 4 | 10350 | N | N | 1909 19TH PL SE |
| 010 | 259920 | 0490 | 7/2/03 | \$175,000 | 1250 | 0 | 7 | 1962 | 4 | 10400 | N | N | 1725 HEMLOCK DR |
| 010 | 259920 | 0510 | 6/21/03 | \$178,000 | 1080 | 880 | 7 | 1962 | 4 | 8800 | N | N | 1705 HEMLOCK DR |
| 010 | 259920 | 0520 | 10/21/02 | \$200,000 | 1030 | 880 | 7 | 1963 | 4 | 8800 | N | N | 1625 HEMLOCK DR |
| 010 | 259920 | 0530 | 9/5/03 | \$175,000 | 1010 | 0 | 7 | 1963 | 4 | 8800 | N | N | 1615 HEMLOCK DR |
| 010 | 259920 | 0560 | 12/27/02 | \$205,000 | 1030 | 880 | 7 | 1963 | 4 | 10100 | N | N | 1710 HEMLOCK DR |
| 010 | 259920 | 0570 | 5/20/03 | \$209,950 | 1080 | 840 | 7 | 1963 | 4 | 8925 | N | N | 1630 HEMLOCK DR |
| 010 | 259920 | 0590 | 6/20/03 | \$190,000 | 1490 | 0 | 7 | 1962 | 4 | 9095 | N | N | 1600 HEMLOCK DR |
| 010 | 259920 | 0620 | 12/30/03 | \$214,000 | 1030 | 800 | 7 | 1963 | 3 | 8925 | N | N | 1929 19TH PL SE |
| 010 | 259920 | 0660 | 11/20/02 | \$174,500 | 1040 | 0 | 7 | 1963 | 4 | 10800 | N | N | 3235 19TH PL SE |
| 010 | 259920 | 0920 | 10/3/02 | \$198,950 | 1390 | 0 | 7 | 1962 | 4 | 10368 | N | N | 1908 19TH PL SE |
| 010 | 259920 | 0950 | 9/2/03 | \$181,280 | 1560 | 0 | 7 | 1965 | 4 | 8800 | N | N | 3320 19TH ST SE |
| 010 | 259920 | 1020 | 7/12/02 | \$219,950 | 1750 | 0 | 8 | 1963 | 4 | 8480 | N | N | 3460 SCENIC DR |
| 010 | 259920 | 1030 | 5/15/03 | \$184,800 | 1530 | 0 | 7 | 1964 | 4 | 9860 | N | N | 3470 SCENIC DR |
| 010 | 272105 | 9154 | 9/23/03 | \$218,300 | 1900 | 0 | 8 | 1974 | 4 | 12632 | N | N | 5617 AUBURN WY S |
| 010 | 272105 | 9174 | 5/9/02 | \$176,500 | 900 | 1000 | 7 | 1980 | 3 | 14374 | N | N | 5707 AUBURN WY S |
| 010 | 281500 | 0010 | 7/22/03 | \$210,000 | 1860 | 0 | 8 | 1959 | 4 | 22063 | N | N | 3204 AUBURN WY S |
| 010 | 281500 | 0020 | 6/4/03 | \$158,000 | 960 | 500 | 7 | 1947 | 4 | 8214 | N | N | 3202 AUBURN WY S |
| 010 | 281500 | 0040 | 10/14/02 | \$215,500 | 1730 | 0 | 7 | 1986 | 3 | 11663 | N | N | 2218 HEMLOCK ST SE |
| 010 | 281500 | 0060 | 11/24/03 | \$223,000 | 1340 | 360 | 7 | 1984 | 3 | 11651 | N | N | 2202 HEMLOCK ST SE |
| 010 | 287340 | 0010 | 11/18/02 | \$389,950 | 3450 | 0 | 9 | 1988 | 3 | 158122 | Y | N | 37212 152ND AV SE |
| 010 | 322105 | 9056 | 9/8/03 | \$615,000 | 3300 | 0 | 9 | 1988 | 3 | 185601 | N | N | 2925 57TH ST SE |
| 010 | 332105 | 9051 | 1/22/02 | \$240,000 | 1410 | 0 | 7 | 1977 | 4 | 79714 | N | N | 5432 RANDALL AV SE |
| 010 | 332105 | 9052 | 6/6/03 | \$413,000 | 2670 | 410 | 9 | 1981 | 3 | 157687 | N | N | 4130 53RD ST SE |
| 010 | 352105 | 9009 | 9/17/02 | \$222,500 | 1260 | 0 | 6 | 1991 | 3 | 84070 | Y | N | 14822 SE 368TH PL |
| 010 | 352105 | 9028 | 11/7/03 | \$630,000 | 3600 | 0 | 10 | 1960 | 4 | 315374 | N | N | 37902 160TH PL SE |
| 010 | 352105 | 9037 | 10/20/03 | \$310,000 | 2160 | 0 | 7 | 1982 | 3 | 65778 | N | N | 38117 AUBURN-ENUMCLAW RD SE |
| 010 | 352105 | 9075 | 5/2/03 | \$387,500 | 1490 | 1000 | 8 | 1974 | 3 | 254826 | Y | N | 36818 160TH AV SE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 010 | 352105 | 9075 | 10/22/02 | \$349,950 | 1490 | 1000 | 8 | 1974 | 3 | 254826 | Y | N | 36818 160TH AV SE |
| 010 | 352105 | 9122 | 9/19/03 | \$520,000 | 2980 | 0 | 9 | 1981 | 3 | 472105 | N | Y | 37929 151ST AV SE |
| 010 | 352105 | 9128 | 5/27/03 | \$362,000 | 2100 | 0 | 7 | 1990 | 3 | 128937 | N | N | 37704 160TH PL SE |
| 010 | 362105 | 9043 | 9/13/02 | \$370,000 | 3250 | 0 | 9 | 1973 | 3 | 261360 | Y | N | 17110 SE 384TH ST |
| 010 | 362105 | 9053 | 1/29/03 | \$400,000 | 2460 | 1340 | 10 | 1977 | 3 | 228690 | Y | N | 17114 SE 383RD ST |
| 010 | 362105 | 9066 | 9/23/03 | \$485,000 | 2510 | 0 | 9 | 1992 | 3 | 216057 | Y | N | 37816 170TH AV SE |
| 010 | 366800 | 0010 | 4/5/02 | \$179,950 | 1490 | 0 | 7 | 1988 | 3 | 7500 | N | N | 5824 35TH WY SE |
| 010 | 366800 | 0040 | 12/16/03 | \$189,000 | 1320 | 0 | 7 | 1986 | 3 | 7680 | N | N | 3515 LILAC ST SE |
| 010 | 366800 | 0050 | 1/28/03 | \$190,000 | 1310 | 0 | 7 | 1986 | 3 | 8034 | N | N | 3525 LILAC ST SE |
| 010 | 366800 | 0120 | 6/7/02 | \$169,400 | 1230 | 0 | 7 | 1987 | 3 | 7722 | N | N | 5910 37TH CT SE |
| 010 | 366800 | 0160 | 4/21/03 | \$201,990 | 1590 | 0 | 7 | 1987 | 3 | 10906 | N | N | 6006 37TH CT SE |
| 010 | 366800 | 0190 | 9/9/02 | \$222,000 | 2240 | 0 | 8 | 1986 | 3 | 6750 | N | N | 6005 37TH CT SE |
| 010 | 366800 | 0210 | 8/20/03 | \$212,800 | 1960 | 0 | 7 | 1989 | 3 | 7695 | N | N | 5921 37TH CT SE |
| 010 | 366800 | 0230 | 12/9/03 | \$180,000 | 1280 | 0 | 7 | 1986 | 3 | 5880 | N | N | 3520 LILAC ST SE |
| 010 | 366800 | 0340 | 6/26/02 | \$185,000 | 1560 | 0 | 7 | 1988 | 3 | 8265 | N | N | 3503 ORCHARD PL SE |
| 010 | 366800 | 0390 | 8/27/03 | \$202,797 | 1380 | 340 | 7 | 1986 | 3 | 5832 | N | N | 3513 ORCHARD PL SE |
| 010 | 366800 | 0400 | 10/22/03 | \$218,000 | 1460 | 710 | 7 | 1986 | 3 | 7140 | N | N | 3515 ORCHARD PL SE |
| 010 | 366800 | 0420 | 7/24/02 | \$210,000 | 1420 | 1020 | 7 | 1986 | 3 | 10625 | N | N | 3519 ORCHARD PL SE |
| 010 | 366800 | 0530 | 6/6/03 | \$182,200 | 1110 | 0 | 7 | 1986 | 3 | 7200 | N | N | 6102 36TH ST SE |
| 010 | 366800 | 0660 | 9/23/03 | \$183,500 | 1200 | 0 | 7 | 1987 | 3 | 7480 | N | N | 6302 37TH ST SE |
| 010 | 366800 | 0740 | 12/3/02 | \$236,950 | 1410 | 200 | 7 | 1986 | 3 | 8586 | N | N | 6307 37TH PL SE |
| 010 | 366800 | 0820 | 11/13/03 | \$192,000 | 1550 | 0 | 7 | 1987 | 3 | 8374 | N | N | 6218 36TH ST SE |
| 010 | 366800 | 1110 | 4/25/03 | \$194,950 | 1000 | 700 | 7 | 1981 | 3 | 8250 | N | N | 6301 35TH WY SE |
| 010 | 366800 | 1140 | 11/13/02 | \$217,900 | 1270 | 360 | 7 | 1981 | 3 | 6800 | N | N | 6225 35TH WY SE |
| 010 | 366800 | 1200 | 7/18/02 | \$174,000 | 1460 | 0 | 7 | 1983 | 3 | 7500 | N | N | 3401 ORCHARD ST SE |
| 010 | 390320 | 0040 | 6/24/02 | \$169,900 | 1360 | 0 | 7 | 1968 | 4 | 12908 | N | N | 2430 HEMLOCK ST SE |
| 010 | 413687 | 0100 | 6/24/02 | \$258,000 | 1500 | 740 | 8 | 1996 | 3 | 7193 | Y | N | 5123 NATHAN LOOP SE |
| 010 | 413687 | 0180 | 2/6/02 | \$249,950 | 2130 | 0 | 8 | 1996 | 3 | 6615 | Y | N | 5303 NATHAN LOOP SE |
| 010 | 413687 | 0210 | 12/20/02 | \$249,000 | 1770 | 0 | 8 | 1996 | 3 | 7180 | Y | N | 5317 NATHAN LOOP SE |
| 010 | 413687 | 0240 | 9/14/03 | \$250,000 | 2230 | 0 | 8 | 1996 | 3 | 7446 | N | N | 5403 NATHAN LOOP SE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 010 | 413687 | 0320 | 4/23/02 | \$257,000 | 2460 | 0 | 8 | 1996 | 3 | 6694 | N | N | 5310 MARSHALL AV SE |
| 010 | 413687 | 0320 | 6/25/03 | \$250,000 | 2460 | 0 | 8 | 1996 | 3 | 6694 | N | N | 5310 MARSHALL AV SE |
| 010 | 413687 | 0370 | 8/19/03 | \$249,000 | 2110 | 0 | 8 | 1998 | 3 | 6621 | N | N | 1314 52ND ST SE |
| 010 | 413687 | 0450 | 7/9/03 | \$259,000 | 2090 | 0 | 8 | 1998 | 3 | 6803 | N | N | 5207 MARSHALL AV SE |
| 010 | 413687 | 0540 | 6/12/02 | \$237,000 | 1530 | 500 | 8 | 1996 | 3 | 6746 | N | N | 5304 NATHAN LOOP SE |
| 010 | 413687 | 0550 | 11/3/03 | \$256,950 | 2520 | 0 | 8 | 1996 | 3 | 6797 | N | N | 5230 NATHAN LOOP SE |
| 010 | 413687 | 0610 | 10/1/02 | \$207,000 | 1680 | 0 | 8 | 1998 | 3 | 6855 | N | N | 5122 NATHAN LOOP SE |
| 010 | 413688 | 0040 | 6/13/03 | \$247,500 | 1690 | 880 | 8 | 1996 | 3 | 8153 | N | N | 1611 55TH CT SE |
| 010 | 413688 | 0070 | 10/17/03 | \$287,500 | 2580 | 0 | 8 | 1996 | 3 | 10574 | N | N | 1612 55TH CT SE |
| 010 | 413688 | 0220 | 4/23/03 | \$219,016 | 1860 | 0 | 8 | 1996 | 3 | 6378 | N | N | 5610 OLIVE AV SE |
| 010 | 413688 | 0230 | 3/19/02 | \$233,400 | 2160 | 0 | 8 | 1996 | 3 | 7358 | N | N | 5614 OLIVE AV SE |
| 010 | 413688 | 0310 | 4/11/02 | \$239,900 | 2420 | 0 | 8 | 1996 | 3 | 7231 | N | N | 1328 57TH DR SE |
| 010 | 413688 | 0350 | 3/13/02 | \$249,950 | 2590 | 0 | 8 | 1995 | 3 | 8287 | N | N | 1327 57TH DR SE |
| 010 | 413688 | 0420 | 5/9/03 | \$269,950 | 2310 | 0 | 8 | 1995 | 3 | 7073 | N | N | 5611 EVERGREEN LP SE |
| 010 | 413688 | 0520 | 5/16/03 | \$275,000 | 2580 | 0 | 8 | 1996 | 3 | 8562 | N | N | 1502 55TH CT SE |
| 010 | 413689 | 0160 | 9/25/03 | \$286,000 | 2490 | 0 | 8 | 1998 | 3 | 7329 | N | N | 4907 QUINCY AV SE |
| 010 | 413689 | 0310 | 8/28/02 | \$238,000 | 1940 | 0 | 8 | 1998 | 3 | 6956 | N | N | 5116 PERRY DR SE |
| 010 | 413689 | 0340 | 5/8/03 | \$236,000 | 1970 | 0 | 8 | 1998 | 3 | 6710 | N | N | 5122 PERRY AV SE |
| 010 | 413689 | 0350 | 7/25/02 | \$230,000 | 1890 | 0 | 8 | 1998 | 3 | 7424 | N | N | 5124 PERRY AV SE |
| 010 | 413689 | 0360 | 6/13/03 | \$250,000 | 1970 | 0 | 8 | 1998 | 3 | 9627 | N | N | 5126 PERRY AV SE |
| 010 | 413689 | 0390 | 9/25/02 | \$229,000 | 1980 | 0 | 8 | 1998 | 3 | 9386 | N | N | 5127 PERRY AV SE |
| 010 | 413689 | 0510 | 3/25/02 | \$254,000 | 2510 | 0 | 8 | 1998 | 3 | 8974 | N | N | 5001 QUINCY AV SE |
| 010 | 413689 | 0550 | 10/28/02 | \$240,000 | 2360 | 0 | 8 | 1998 | 3 | 7762 | N | N | 1414 50TH ST SE |
| 010 | 413690 | 0030 | 5/15/02 | \$220,000 | 2030 | 0 | 8 | 1997 | 3 | 6870 | N | N | 1519 53RD ST SE |
| 010 | 413690 | 0040 | 6/26/02 | \$232,800 | 1880 | 0 | 8 | 1998 | 3 | 7490 | N | N | 5219 QUINCY AV SE |
| 010 | 413690 | 0090 | 6/11/02 | \$265,000 | 2600 | 0 | 8 | 1998 | 3 | 7140 | N | N | 5119 QUINCY AV SE |
| 010 | 413690 | 0280 | 8/20/03 | \$259,950 | 1980 | 0 | 8 | 1997 | 3 | 8755 | N | N | 5406 QUINCY AV SE |
| 010 | 413690 | 0310 | 9/12/03 | \$224,800 | 1490 | 0 | 8 | 1997 | 3 | 7738 | N | N | 5417 QUINCY AV SE |
| 010 | 413692 | 0080 | 12/2/03 | \$252,000 | 2190 | 0 | 8 | 1999 | 3 | 9742 | N | N | 1208 49TH ST SE |
| 010 | 413692 | 0090 | 12/30/02 | \$233,000 | 2190 | 0 | 8 | 1999 | 3 | 10902 | N | N | 1202 49TH ST SE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|------------------------|
| 010 | 413693 | 0020 | 4/24/03 | \$318,900 | 2660 | 0 | 9 | 1998 | 3 | 11127 | Y | N | 513 55TH WY SE |
| 010 | 413693 | 0240 | 5/1/03 | \$305,000 | 2500 | 0 | 9 | 1998 | 3 | 10127 | N | N | 5610 ELIZABETH AV SE |
| 010 | 413693 | 0250 | 1/9/03 | \$305,000 | 2390 | 0 | 9 | 1999 | 3 | 9235 | N | N | 5604 ELIZABETH AV SE |
| 010 | 413693 | 0260 | 12/19/03 | \$285,000 | 2310 | 0 | 9 | 1998 | 3 | 6617 | N | N | 5534 ELIZABETH AV SE |
| 010 | 413693 | 0290 | 11/11/03 | \$350,000 | 3200 | 0 | 9 | 1998 | 3 | 8676 | N | N | 5522 ELIZABETH AV SE |
| 010 | 413693 | 0290 | 6/10/02 | \$320,000 | 3200 | 0 | 9 | 1998 | 3 | 8676 | N | N | 5522 ELIZABETH AV SE |
| 010 | 413693 | 0310 | 8/8/03 | \$297,000 | 2390 | 0 | 9 | 1999 | 3 | 7115 | N | N | 5505 ELIZABETH LOOP SE |
| 010 | 413693 | 0450 | 11/28/03 | \$293,000 | 2550 | 0 | 9 | 1999 | 3 | 9197 | N | N | 5630 ELIZABETH LOOP SE |
| 010 | 413693 | 0500 | 12/16/03 | \$330,000 | 2500 | 0 | 9 | 1999 | 3 | 9640 | N | N | 5620 ELIZABETH LOOP SE |
| 010 | 413694 | 0030 | 5/23/02 | \$210,560 | 1760 | 0 | 8 | 1996 | 3 | 7004 | N | N | 619 53RD ST SE |
| 010 | 413694 | 0040 | 3/14/02 | \$225,000 | 1990 | 0 | 8 | 1996 | 3 | 6980 | N | N | 701 53RD ST SE |
| 010 | 413694 | 0060 | 4/12/02 | \$225,000 | 1940 | 0 | 8 | 1996 | 3 | 6451 | N | N | 618 53RD ST SE |
| 010 | 413694 | 0130 | 6/24/03 | \$201,500 | 1380 | 0 | 8 | 1996 | 3 | 7620 | N | N | 5329 MILL POND DR |
| 010 | 413695 | 0010 | 1/16/02 | \$201,000 | 1540 | 0 | 8 | 1998 | 3 | 12822 | N | N | 502 47TH ST SE |
| 010 | 413695 | 0040 | 8/6/02 | \$209,000 | 1540 | 0 | 8 | 1998 | 3 | 8302 | Y | N | 5102 FRANCIS CT SE |
| 010 | 413695 | 0060 | 9/24/03 | \$224,100 | 1700 | 0 | 8 | 1998 | 3 | 7171 | N | N | 5112 FRANCIS CT SE |
| 010 | 413695 | 0070 | 2/4/02 | \$200,550 | 1500 | 0 | 8 | 1998 | 3 | 7401 | N | N | 5120 FRANCIS CT SE |
| 010 | 413695 | 0090 | 4/22/03 | \$224,000 | 1940 | 0 | 8 | 1998 | 3 | 6944 | N | N | 5202 FRANCIS CT SE |
| 010 | 413695 | 0100 | 10/20/03 | \$220,000 | 1700 | 0 | 8 | 1997 | 3 | 6010 | N | N | 5208 FRANCIS CT SE |
| 010 | 413695 | 0110 | 2/24/03 | \$217,500 | 1080 | 800 | 8 | 1998 | 3 | 7351 | N | N | 5216 FRANCIS CT SE |
| 010 | 413695 | 0170 | 3/11/03 | \$205,000 | 1500 | 0 | 8 | 1998 | 3 | 6176 | N | N | 5207 FRANCIS CT SE |
| 010 | 413695 | 0180 | 10/21/02 | \$221,000 | 1700 | 0 | 8 | 1997 | 3 | 6200 | N | N | 5201 FRANCIS CT SE |
| 010 | 413695 | 0190 | 1/9/02 | \$199,950 | 1720 | 0 | 8 | 1998 | 3 | 6314 | N | N | 5133 FRANCIS CT SE |
| 010 | 413695 | 0210 | 7/13/02 | \$212,850 | 1720 | 0 | 8 | 1998 | 3 | 6205 | N | N | 5121 FRANCIS CT SE |
| 010 | 413695 | 0220 | 10/22/02 | \$205,400 | 1720 | 0 | 8 | 1998 | 3 | 6051 | N | N | 5115 FRANCIS CT SE |
| 010 | 413695 | 0230 | 10/11/02 | \$209,000 | 1700 | 0 | 8 | 1998 | 3 | 6360 | N | N | 5109 FRANCIS CT SE |
| 010 | 413698 | 0110 | 9/23/03 | \$356,000 | 2350 | 430 | 9 | 2002 | 3 | 9870 | Y | N | 5101 HIGHLAND DR SE |
| 010 | 413698 | 0190 | 9/2/03 | \$320,000 | 2650 | 0 | 7 | 2002 | 3 | 8080 | N | N | 5028 HIGHLAND DR SE |
| 010 | 413698 | 0200 | 11/13/03 | \$320,000 | 2180 | 0 | 7 | 2002 | 3 | 8630 | N | N | 5036 HIGHLAND DR SE |
| 010 | 413700 | 0020 | 6/18/03 | \$213,000 | 1560 | 0 | 8 | 1984 | 3 | 8917 | N | N | 4805 MILL POND LOOP |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|---------------------------|
| 010 | 413700 | 0080 | 9/19/03 | \$249,000 | 2270 | 0 | 8 | 1985 | 3 | 7810 | N | N | 4901 MILL POND LOOP |
| 010 | 413700 | 0110 | 7/16/02 | \$248,950 | 2270 | 0 | 8 | 1986 | 3 | 7917 | Y | N | 4925 MILL POND LOOP |
| 010 | 413700 | 0350 | 12/9/03 | \$235,000 | 2110 | 0 | 8 | 1985 | 3 | 9956 | N | N | 5032 MILL POND LOOP |
| 010 | 413700 | 0420 | 4/28/03 | \$221,000 | 1760 | 0 | 8 | 1985 | 3 | 7232 | N | N | 4934 MILL POND LOOP |
| 010 | 413700 | 0500 | 5/30/03 | \$231,990 | 2030 | 0 | 8 | 1985 | 3 | 7195 | N | N | 4820 MILL POND LOOP |
| 010 | 413700 | 0520 | 9/27/03 | \$256,100 | 1530 | 850 | 8 | 1984 | 3 | 7500 | N | N | 4810 MILL POND LOOP |
| 010 | 413700 | 0540 | 5/5/03 | \$258,950 | 2140 | 0 | 8 | 1986 | 3 | 8874 | N | N | 4802 MILL POND LOOP |
| 010 | 413700 | 0700 | 6/5/03 | \$225,000 | 1830 | 0 | 8 | 1986 | 3 | 7651 | N | N | 720 50TH ST SE |
| 010 | 413700 | 0790 | 2/27/03 | \$205,000 | 1880 | 0 | 8 | 1989 | 3 | 13484 | N | N | 5025 MILL POND DR |
| 010 | 413701 | 0160 | 3/12/03 | \$224,950 | 1800 | 0 | 8 | 1987 | 3 | 14648 | N | N | 931 52ND ST SE |
| 010 | 413701 | 0260 | 7/3/03 | \$228,900 | 2200 | 0 | 8 | 1988 | 3 | 8375 | N | N | 902 51ST ST SE |
| 010 | 413701 | 0270 | 8/29/03 | \$236,000 | 2220 | 0 | 8 | 1988 | 3 | 8488 | N | N | 906 51ST ST SE |
| 010 | 413701 | 0270 | 6/24/02 | \$223,000 | 2220 | 0 | 8 | 1988 | 3 | 8488 | N | N | 906 51ST ST SE |
| 010 | 413701 | 0320 | 10/2/02 | \$220,000 | 2180 | 0 | 8 | 1989 | 3 | 11073 | N | N | 936 51ST ST SE |
| 010 | 413701 | 0650 | 6/4/03 | \$213,000 | 1530 | 0 | 8 | 1998 | 3 | 10914 | Y | N | 4501 KENNEDY AV SE |
| 010 | 413701 | 0710 | 2/14/02 | \$209,000 | 1530 | 690 | 8 | 1994 | 3 | 7585 | N | N | 4619 KENNEDY AV SE |
| 010 | 413702 | 0240 | 6/10/02 | \$211,000 | 1840 | 0 | 8 | 1988 | 3 | 8578 | N | N | 5614 HAZEL AV SE |
| 010 | 413702 | 0270 | 5/28/03 | \$224,950 | 1900 | 0 | 8 | 1988 | 3 | 8823 | N | N | 5602 HAZEL AV SE |
| 010 | 413702 | 0280 | 3/3/03 | \$218,000 | 1840 | 0 | 8 | 1988 | 3 | 8391 | N | N | 5501 LAKELAND HILLS WY SE |
| 010 | 413702 | 0550 | 2/20/03 | \$225,000 | 2210 | 0 | 8 | 1987 | 3 | 8013 | N | N | 809 54TH ST SE |
| 010 | 413702 | 0590 | 5/9/03 | \$225,000 | 1510 | 720 | 8 | 1986 | 3 | 8025 | N | N | 5406 MILL POND DR |
| 010 | 413702 | 0600 | 12/15/03 | \$233,000 | 2120 | 0 | 8 | 1986 | 3 | 8305 | N | N | 5412 MILL POND DR |
| 010 | 413702 | 0610 | 11/4/02 | \$209,000 | 1690 | 0 | 8 | 1988 | 3 | 8544 | N | N | 5418 MILL POND DR |
| 010 | 413702 | 0650 | 10/18/02 | \$192,000 | 1630 | 0 | 8 | 1988 | 3 | 9002 | N | N | 5512 LAKELAND HILLS WY SE |
| 010 | 413702 | 0830 | 8/18/02 | \$198,999 | 1650 | 0 | 8 | 1988 | 3 | 7777 | N | N | 5407 JAMES AV SE |
| 010 | 413702 | 0920 | 11/14/02 | \$214,950 | 1730 | 0 | 8 | 1988 | 3 | 7580 | N | N | 5629 HAZEL LP SE |
| 010 | 413702 | 0930 | 10/15/02 | \$214,950 | 2040 | 0 | 8 | 1988 | 3 | 8467 | N | N | 5642 HAZEL LP SE |
| 010 | 413703 | 0050 | 5/17/02 | \$215,000 | 1950 | 0 | 8 | 1988 | 3 | 11734 | N | N | 4713 MILL POND DR |
| 010 | 413704 | 0010 | 5/9/03 | \$226,500 | 2230 | 0 | 8 | 1990 | 3 | 7890 | N | N | 1102 57TH DR SE |
| 010 | 413704 | 0070 | 10/28/02 | \$208,000 | 1770 | 0 | 8 | 1990 | 3 | 8370 | N | N | 1122 57TH PL SE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 010 | 413704 | 0110 | 3/8/02 | \$203,950 | 1240 | 440 | 8 | 1990 | 3 | 8283 | N | N | 1130 57TH PL SE |
| 010 | 413704 | 0120 | 8/5/03 | \$224,950 | 1850 | 0 | 8 | 1990 | 3 | 8887 | N | N | 1132 57TH PL SE |
| 010 | 413704 | 0180 | 8/14/02 | \$218,000 | 1870 | 0 | 8 | 1990 | 3 | 8941 | N | N | 1144 57TH PL SE |
| 010 | 413704 | 0200 | 5/2/02 | \$207,000 | 1640 | 0 | 8 | 1990 | 3 | 8643 | N | N | 1148 57TH PL SE |
| 010 | 413704 | 0250 | 12/30/03 | \$249,999 | 2150 | 0 | 8 | 1990 | 3 | 7944 | N | N | 1202 57TH DR SE |
| 010 | 413704 | 0320 | 10/9/03 | \$249,950 | 1770 | 910 | 8 | 1990 | 3 | 11728 | N | N | 1101 57TH DR SE |
| 010 | 413705 | 0020 | 9/19/02 | \$219,950 | 1150 | 840 | 8 | 1990 | 3 | 7824 | N | N | 718 47TH ST SE |
| 010 | 413705 | 0040 | 3/12/02 | \$228,500 | 1430 | 800 | 8 | 1990 | 3 | 8265 | N | N | 710 47TH ST SE |
| 010 | 413705 | 0060 | 1/18/02 | \$215,000 | 2050 | 0 | 8 | 1990 | 3 | 7416 | N | N | 702 47TH ST SE |
| 010 | 413706 | 0130 | 11/20/02 | \$237,950 | 2430 | 0 | 8 | 1994 | 3 | 7936 | N | N | 5434 HIGHLAND DR SE |
| 010 | 413706 | 0370 | 10/2/02 | \$262,500 | 2560 | 0 | 8 | 1996 | 3 | 8485 | N | N | 1309 57TH DR SE |
| 010 | 413706 | 0400 | 8/1/02 | \$269,850 | 2440 | 0 | 8 | 1995 | 3 | 13231 | N | N | 1314 57TH DR SE |
| 010 | 413707 | 0010 | 5/14/03 | \$257,500 | 2260 | 0 | 8 | 1994 | 3 | 7737 | N | N | 1302 49TH ST SE |
| 010 | 413707 | 0040 | 12/26/02 | \$216,500 | 1960 | 0 | 8 | 1994 | 3 | 7119 | N | N | 1322 49TH ST SE |
| 010 | 413707 | 0100 | 7/2/02 | \$227,000 | 1890 | 0 | 8 | 1996 | 3 | 6402 | N | N | 5006 HIGHLAND DR SE |
| 010 | 413707 | 0150 | 6/25/03 | \$236,000 | 2140 | 0 | 8 | 1994 | 3 | 6544 | N | N | 5021 NATHAN AV SE |
| 010 | 413707 | 0250 | 5/31/02 | \$227,000 | 1920 | 0 | 8 | 1993 | 3 | 6439 | N | N | 5315 NATHAN AV SE |
| 010 | 413707 | 0340 | 5/28/02 | \$243,000 | 2290 | 0 | 8 | 1994 | 3 | 7686 | N | N | 5318 NATHAN AV SE |
| 010 | 413707 | 0370 | 1/8/02 | \$232,000 | 2180 | 0 | 8 | 1994 | 3 | 7654 | N | N | 5302 NATHAN AV SE |
| 010 | 413707 | 0400 | 6/9/03 | \$265,000 | 2270 | 0 | 8 | 1996 | 3 | 6281 | N | N | 5202 NATHAN AV SE |
| 010 | 413707 | 0780 | 4/22/02 | \$267,500 | 2570 | 0 | 8 | 1995 | 3 | 7332 | N | N | 5324 OLIVE AV SE |
| 010 | 602930 | 0020 | 3/18/03 | \$209,990 | 1310 | 640 | 8 | 1980 | 4 | 7880 | N | N | 3515 SCENIC DR |
| 010 | 602930 | 0030 | 7/19/02 | \$203,950 | 1380 | 0 | 8 | 1980 | 3 | 7759 | N | N | 3525 SCENIC DR |
| 010 | 774950 | 0180 | 1/28/02 | \$207,000 | 2970 | 0 | 8 | 1969 | 3 | 8400 | N | N | 2932 SCENIC DR |
| 010 | 774950 | 0230 | 11/21/03 | \$195,000 | 1870 | 0 | 8 | 1975 | 3 | 8800 | N | N | 3028 SCENIC DR |
| 010 | 774950 | 0280 | 5/28/03 | \$189,000 | 2400 | 0 | 8 | 1969 | 4 | 8700 | N | N | 3019 14TH ST SE |
| 010 | 774950 | 0340 | 10/21/02 | \$214,950 | 2130 | 0 | 7 | 1969 | 3 | 8774 | N | N | 2915 14TH ST SE |
| 010 | 774950 | 0360 | 6/17/02 | \$172,500 | 1440 | 0 | 7 | 1969 | 4 | 8960 | N | N | 2901 14TH ST SE |
| 010 | 774950 | 0400 | 9/24/03 | \$187,350 | 1410 | 0 | 8 | 1968 | 3 | 8800 | N | N | 1430 ELM ST SE |
| 010 | 774950 | 0460 | 4/19/02 | \$165,000 | 1480 | 0 | 8 | 1968 | 4 | 8960 | N | N | 3005 15TH ST SE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 010 | 774950 | 0490 | 9/9/02 | \$227,000 | 2960 | 0 | 8 | 1968 | 4 | 8800 | N | N | 3031 15TH ST SE |
| 010 | 774950 | 0510 | 8/4/03 | \$174,000 | 1170 | 0 | 7 | 1968 | 4 | 8250 | N | N | 1413 GINKGO ST SE |
| 010 | 774950 | 0530 | 8/26/02 | \$235,000 | 3480 | 0 | 8 | 1968 | 4 | 9920 | N | N | 3028 14TH ST SE |
| 010 | 774950 | 0560 | 4/2/03 | \$213,500 | 3080 | 0 | 8 | 1969 | 4 | 15000 | N | N | 3006 14TH ST SE |
| 010 | 774950 | 0590 | 6/17/02 | \$218,000 | 2700 | 0 | 8 | 1969 | 4 | 10980 | N | N | 2926 14TH PL SE |
| 010 | 774950 | 0650 | 11/5/02 | \$179,500 | 1560 | 0 | 7 | 1968 | 3 | 9350 | N | N | 3101 16TH ST SE |
| 010 | 774950 | 0680 | 2/12/03 | \$178,000 | 1150 | 0 | 7 | 1968 | 4 | 9350 | N | N | 3023 16TH ST SE |
| 010 | 774950 | 0750 | 1/7/03 | \$184,950 | 1560 | 0 | 7 | 1968 | 4 | 8580 | N | N | 3038 15TH ST SE |
| 010 | 774950 | 0760 | 4/23/02 | \$174,000 | 1150 | 0 | 7 | 1968 | 3 | 9540 | N | N | 3046 15TH ST SE |
| 010 | 774950 | 0810 | 7/22/03 | \$180,000 | 1390 | 600 | 8 | 1969 | 3 | 8800 | N | N | 1402 GINKGO ST SE |
| 010 | 774950 | 0840 | 3/27/03 | \$250,000 | 2980 | 0 | 8 | 1968 | 4 | 9460 | N | N | 3102 16TH ST SE |
| 010 | 774950 | 0850 | 1/22/03 | \$165,000 | 1720 | 0 | 7 | 1968 | 4 | 9460 | N | N | 3038 16TH ST SE |
| 010 | 774950 | 0870 | 1/15/02 | \$167,500 | 1420 | 0 | 7 | 1968 | 3 | 9460 | N | N | 3022 16TH ST SE |
| 010 | 774950 | 0880 | 8/11/03 | \$181,500 | 1460 | 0 | 7 | 1968 | 4 | 9350 | N | N | 3014 16TH ST SE |
| 010 | 774950 | 0930 | 5/13/03 | \$227,000 | 2190 | 0 | 8 | 1974 | 3 | 14720 | N | N | 2816 SKYWAY PL |
| 010 | 774950 | 0960 | 12/30/02 | \$242,500 | 1430 | 690 | 8 | 1975 | 4 | 12000 | N | N | 2822 SKYWAY PL |
| 010 | 774950 | 0980 | 11/19/03 | \$177,500 | 1180 | 0 | 7 | 1975 | 4 | 9604 | N | N | 2826 SKYWAY PL |
| 010 | 774950 | 1080 | 10/31/02 | \$208,000 | 1860 | 0 | 8 | 1970 | 4 | 9400 | N | N | 2815 SKYWAY LN |
| 010 | 774950 | 1090 | 10/15/03 | \$194,950 | 1530 | 0 | 8 | 1974 | 4 | 8800 | N | N | 1443 ELM ST SE |
| 010 | 774950 | 1120 | 11/14/02 | \$210,000 | 1910 | 0 | 8 | 1974 | 4 | 8800 | N | N | 1421 ELM ST SE |
| 010 | 774950 | 1220 | 7/1/03 | \$205,000 | 1910 | 0 | 8 | 1975 | 4 | 9350 | N | N | 1412 DOGWOOD ST SE |
| 010 | 774950 | 1250 | 7/24/03 | \$215,900 | 1910 | 0 | 8 | 1974 | 3 | 9350 | N | N | 1438 DOGWOOD ST SE |
| 010 | 774950 | 1270 | 11/14/03 | \$189,950 | 1490 | 0 | 7 | 1974 | 3 | 9460 | N | N | 1512 DOGWOOD ST SE |
| 010 | 780620 | 0010 | 6/12/03 | \$145,600 | 1410 | 0 | 7 | 1975 | 3 | 16720 | N | N | 2302 SKYWAY LN |
| 010 | 780620 | 0090 | 3/13/03 | \$202,000 | 1680 | 0 | 7 | 1975 | 4 | 14250 | N | N | 2614 SKYWAY LN |
| 010 | 780620 | 0210 | 3/18/03 | \$185,200 | 1510 | 0 | 7 | 1962 | 4 | 12690 | N | N | 2605 SKYWAY LN |
| 010 | 780621 | 0090 | 9/18/02 | \$205,000 | 1000 | 910 | 7 | 1977 | 4 | 8342 | N | N | 2507 17TH ST SE |
| 010 | 780621 | 0120 | 9/4/03 | \$170,000 | 1170 | 360 | 7 | 1977 | 4 | 8025 | N | N | 2425 17TH ST SE |
| 010 | 780621 | 0170 | 5/14/03 | \$180,000 | 1410 | 0 | 7 | 1977 | 4 | 8400 | N | N | 2404 17TH DR SE |
| 010 | 780621 | 0180 | 5/14/03 | \$197,500 | 1170 | 930 | 7 | 1977 | 3 | 10788 | N | N | 2410 17TH DR SE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 010 | 780621 | 0260 | 7/22/03 | \$180,000 | 1000 | 910 | 7 | 1977 | 3 | 8855 | N | N | 2452 17TH DR SE |
| 010 | 780621 | 0410 | 7/22/03 | \$187,500 | 1340 | 0 | 7 | 1977 | 4 | 8925 | N | N | 2437 17TH DR SE |
| 010 | 815578 | 0140 | 2/4/02 | \$177,568 | 1610 | 0 | 7 | 2002 | 3 | 6371 | N | N | 3629 JUNIPER CT SE |
| 010 | 815578 | 0140 | 10/16/03 | \$203,000 | 1610 | 0 | 7 | 2002 | 3 | 6371 | N | N | 3629 JUNIPER CT SE |
| 011 | 001600 | 0025 | 11/17/03 | \$183,000 | 1180 | 0 | 7 | 1991 | 3 | 3675 | N | N | 307 R ST NE |
| 011 | 001600 | 0090 | 5/1/02 | \$134,000 | 1060 | 0 | 5 | 1922 | 4 | 6660 | N | N | 204 PIKE ST NE |
| 011 | 001600 | 0140 | 10/20/03 | \$157,000 | 900 | 0 | 6 | 1976 | 3 | 4400 | N | N | 314 PIKE ST NE |
| 011 | 001600 | 0240 | 3/4/02 | \$150,000 | 1070 | 0 | 6 | 1960 | 4 | 4400 | N | N | 217 PIKE ST NE |
| 011 | 001600 | 0280 | 11/22/02 | \$185,000 | 1310 | 0 | 7 | 1954 | 4 | 6685 | N | N | 216 O ST NE |
| 011 | 001600 | 0355 | 5/29/03 | \$157,500 | 1250 | 0 | 5 | 1921 | 4 | 8960 | N | N | 113 PIKE ST NE |
| 011 | 001600 | 0365 | 10/11/02 | \$188,000 | 980 | 0 | 5 | 1922 | 3 | 8960 | N | N | 111 PIKE ST NE |
| 011 | 001600 | 0395 | 8/20/03 | \$159,950 | 1060 | 0 | 6 | 1947 | 3 | 5989 | N | N | 14 O ST NE |
| 011 | 001600 | 0500 | 4/12/02 | \$135,000 | 970 | 0 | 7 | 1951 | 3 | 4520 | N | N | 14 PIKE ST NE |
| 011 | 029318 | 0030 | 3/19/02 | \$187,000 | 1420 | 0 | 7 | 2000 | 3 | 6560 | N | N | 2004 3RD CT SE |
| 011 | 098200 | 0015 | 5/6/03 | \$165,000 | 1070 | 0 | 7 | 1949 | 4 | 8664 | N | N | 221 K ST NE |
| 011 | 098200 | 0070 | 11/25/02 | \$155,000 | 1340 | 400 | 7 | 1948 | 4 | 5250 | N | N | 1013 1ST ST NE |
| 011 | 100800 | 0020 | 5/7/02 | \$240,000 | 2700 | 1550 | 7 | 2002 | 3 | 8325 | N | N | 1610 E MAIN ST |
| 011 | 100800 | 0025 | 10/30/02 | \$160,575 | 960 | 0 | 7 | 1966 | 3 | 6308 | N | N | 1ST ST SE |
| 011 | 100800 | 0035 | 7/2/03 | \$167,000 | 1440 | 0 | 7 | 1952 | 3 | 6300 | N | N | 1606 1ST ST SE |
| 011 | 100800 | 0040 | 8/20/02 | \$138,000 | 1000 | 0 | 7 | 1959 | 4 | 6300 | N | N | 1ST ST SE |
| 011 | 120200 | 0035 | 8/11/03 | \$105,000 | 650 | 0 | 5 | 1938 | 4 | 4000 | N | N | 221 I ST SE |
| 011 | 120200 | 0070 | 11/19/02 | \$139,500 | 1070 | 0 | 6 | 1941 | 3 | 5000 | N | N | 315 I ST SE |
| 011 | 120200 | 0265 | 6/24/02 | \$144,000 | 800 | 0 | 6 | 1938 | 3 | 4706 | N | N | 215 J ST SE |
| 011 | 172105 | 9044 | 6/25/03 | \$262,500 | 1870 | 0 | 8 | 1999 | 3 | 19534 | N | N | 32819 102ND AV SE |
| 011 | 172105 | 9048 | 5/28/02 | \$135,000 | 1280 | 0 | 7 | 1967 | 3 | 6534 | N | N | 226 R ST SE |
| 011 | 172105 | 9075 | 5/21/02 | \$184,500 | 1850 | 0 | 7 | 1977 | 4 | 12256 | N | N | 1711 4TH ST NE |
| 011 | 172105 | 9106 | 6/17/02 | \$259,900 | 1530 | 0 | 7 | 1954 | 4 | 16125 | N | N | 2130 E MAIN ST |
| 011 | 172105 | 9146 | 10/4/02 | \$262,000 | 2972 | 0 | 7 | 1996 | 3 | 9147 | N | N | 228 S ST SE |
| 011 | 172105 | 9153 | 8/28/03 | \$265,000 | 2410 | 0 | 8 | 1978 | 3 | 13939 | N | N | 25 RIVERVIEW DR SE |
| 011 | 172105 | 9165 | 10/16/02 | \$170,000 | 1280 | 340 | 7 | 1962 | 3 | 20750 | N | N | 1921 1ST ST NE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 011 | 172105 | 9209 | 7/25/03 | \$349,980 | 2150 | 0 | 9 | 1975 | 4 | 15817 | N | Y | 104 RIVERVIEW DR NE |
| 011 | 172105 | 9252 | 9/27/02 | \$197,500 | 1650 | 0 | 7 | 1984 | 3 | 17152 | N | N | 1701 4TH ST NE |
| 011 | 172105 | 9265 | 12/5/02 | \$197,500 | 1750 | 0 | 7 | 1987 | 3 | 12664 | N | N | 416 R ST NE |
| 011 | 182105 | 9064 | 5/13/03 | \$237,000 | 2030 | 0 | 7 | 2003 | 3 | 7860 | N | N | 20 L ST SE |
| 011 | 182105 | 9104 | 9/24/03 | \$157,000 | 1090 | 0 | 6 | 1917 | 4 | 6699 | N | N | 814 4TH ST SE |
| 011 | 182105 | 9180 | 2/12/03 | \$220,000 | 2020 | 0 | 8 | 1999 | 3 | 11918 | N | N | 431 H ST NE |
| 011 | 182105 | 9193 | 5/23/02 | \$179,000 | 1680 | 0 | 7 | 1945 | 4 | 10890 | N | N | 725 R ST NE |
| 011 | 182105 | 9194 | 1/31/02 | \$136,500 | 970 | 0 | 5 | 1949 | 4 | 9147 | N | N | 440 M ST NE |
| 011 | 182105 | 9196 | 1/27/03 | \$221,450 | 1670 | 0 | 7 | 1925 | 4 | 16928 | N | N | 605 R ST NE |
| 011 | 182105 | 9225 | 1/9/02 | \$165,500 | 1550 | 0 | 7 | 1952 | 4 | 13939 | N | N | 903 5TH ST NE |
| 011 | 182105 | 9230 | 12/18/03 | \$179,662 | 1790 | 0 | 8 | 1989 | 3 | 7840 | N | N | 512 M ST NE |
| 011 | 182105 | 9240 | 8/11/03 | \$185,000 | 1320 | 0 | 7 | 1955 | 4 | 7405 | N | N | 501 N ST NE |
| 011 | 182105 | 9295 | 12/4/02 | \$177,400 | 1400 | 0 | 7 | 1970 | 4 | 17859 | N | N | 714 I ST NE |
| 011 | 214980 | 0010 | 10/31/03 | \$188,500 | 1530 | 0 | 7 | 1937 | 5 | 9100 | N | N | 106 M ST SE |
| 011 | 214980 | 0144 | 10/2/03 | \$154,000 | 820 | 0 | 6 | 1920 | 4 | 8000 | N | N | 216 PIKE ST SE |
| 011 | 214980 | 0147 | 5/7/03 | \$182,500 | 1740 | 0 | 7 | 1968 | 3 | 8800 | N | N | 1417 3RD ST SE |
| 011 | 214980 | 0151 | 11/19/03 | \$182,500 | 1740 | 0 | 7 | 1968 | 3 | 7500 | N | N | 1427 3RD ST SE |
| 011 | 214980 | 0152 | 5/7/03 | \$182,500 | 1740 | 0 | 7 | 1968 | 3 | 7300 | N | N | 1421 3RD ST SE |
| 011 | 214980 | 0202 | 4/7/03 | \$183,950 | 990 | 0 | 7 | 1947 | 3 | 6150 | N | N | 202 M ST SE |
| 011 | 214980 | 0204 | 11/19/02 | \$147,600 | 920 | 0 | 6 | 1926 | 4 | 7623 | N | N | 1101 3RD ST SE |
| 011 | 214980 | 0281 | 3/24/03 | \$191,300 | 1830 | 0 | 6 | 1981 | 3 | 7000 | N | N | 1326 3RD ST SE |
| 011 | 214980 | 0282 | 4/3/03 | \$272,950 | 3080 | 0 | 6 | 1981 | 3 | 10600 | N | N | 1330 3RD ST SE |
| 011 | 215400 | 0007 | 7/1/03 | \$184,000 | 1380 | 0 | 7 | 1957 | 4 | 20740 | N | N | 32818 102ND AV SE |
| 011 | 215400 | 0008 | 8/11/03 | \$189,950 | 1280 | 0 | 7 | 1962 | 3 | 21960 | N | N | 32826 102ND AV SE |
| 011 | 215400 | 0111 | 3/27/02 | \$139,000 | 920 | 0 | 5 | 1934 | 4 | 11536 | N | N | 33020 104TH AV SE |
| 011 | 264800 | 0125 | 2/12/02 | \$214,000 | 1630 | 0 | 6 | 1944 | 4 | 20600 | N | N | 1123 4TH ST NE |
| 011 | 264800 | 0136 | 5/29/02 | \$160,000 | 1110 | 0 | 6 | 1947 | 3 | 10965 | N | N | 1203 4TH ST NE |
| 011 | 264800 | 0143 | 12/3/02 | \$180,000 | 1920 | 0 | 7 | 1953 | 3 | 7997 | N | N | 403 M ST NE |
| 011 | 264800 | 0160 | 9/17/02 | \$146,250 | 1370 | 0 | 6 | 1944 | 3 | 7500 | N | N | 1216 4TH ST NE |
| 011 | 266280 | 0030 | 4/19/02 | \$185,000 | 1270 | 460 | 7 | 1988 | 3 | 7844 | N | N | 647 I PL NE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 011 | 266280 | 0040 | 9/12/02 | \$180,600 | 1530 | 0 | 7 | 1988 | 3 | 7273 | N | N | 649 I PL NE |
| 011 | 268880 | 0040 | 7/14/03 | \$225,000 | 1720 | 0 | 8 | 1988 | 3 | 13330 | N | N | 2105 J ST NE |
| 011 | 289100 | 0020 | 8/19/03 | \$162,500 | 960 | 0 | 7 | 1968 | 3 | 6000 | N | N | 2113 PIKE ST NE |
| 011 | 289100 | 0160 | 6/26/02 | \$174,950 | 1230 | 0 | 7 | 1967 | 4 | 6000 | N | N | 1620 22ND ST NE |
| 011 | 289100 | 0170 | 3/20/02 | \$155,300 | 1240 | 0 | 7 | 1967 | 4 | 6000 | N | N | 1628 22ND ST NE |
| 011 | 289100 | 0180 | 11/24/03 | \$169,900 | 1450 | 0 | 7 | 1968 | 3 | 6000 | N | N | 1702 22ND ST NE |
| 011 | 289100 | 0430 | 6/11/02 | \$171,200 | 1230 | 0 | 7 | 1967 | 4 | 6000 | N | N | 1617 21ST ST NE |
| 011 | 289100 | 0440 | 6/16/03 | \$180,000 | 1220 | 0 | 7 | 1967 | 3 | 6000 | N | N | 1613 21ST ST NE |
| 011 | 289100 | 0710 | 1/14/02 | \$167,000 | 1200 | 0 | 7 | 1968 | 3 | 6138 | N | N | 1810 21ST ST NE |
| 011 | 289100 | 0750 | 5/21/02 | \$179,900 | 1200 | 0 | 7 | 1968 | 3 | 5820 | N | N | 1910 21ST ST NE |
| 011 | 289110 | 0010 | 7/15/03 | \$181,500 | 1230 | 0 | 7 | 1968 | 4 | 7000 | N | N | 1417 20TH ST NE |
| 011 | 289110 | 0050 | 2/13/03 | \$174,900 | 1440 | 0 | 7 | 1968 | 4 | 6000 | N | N | 1913 PIKE ST NE |
| 011 | 289110 | 0060 | 12/2/03 | \$199,950 | 1410 | 0 | 7 | 1968 | 3 | 6000 | N | N | 1909 PIKE ST NE |
| 011 | 289110 | 0160 | 1/30/02 | \$170,000 | 1090 | 500 | 7 | 1976 | 3 | 6630 | N | N | 1520 PIKE PL NE |
| 011 | 289110 | 0480 | 5/5/03 | \$170,000 | 1320 | 0 | 7 | 1969 | 3 | 6000 | N | N | 1913 RIVERVIEW DR NE |
| 011 | 289110 | 0580 | 10/16/03 | \$205,000 | 1540 | 0 | 7 | 1976 | 4 | 8730 | N | N | 1906 20TH ST NE |
| 011 | 289110 | 0600 | 3/17/03 | \$176,500 | 1070 | 360 | 7 | 1975 | 3 | 6000 | N | N | 1912 20TH ST NE |
| 011 | 289110 | 0610 | 7/15/03 | \$212,500 | 1510 | 340 | 7 | 1979 | 4 | 7875 | N | N | 1913 20TH ST NE |
| 011 | 289110 | 0650 | 1/10/02 | \$170,000 | 1520 | 0 | 7 | 1972 | 3 | 6060 | N | N | 1809 20TH ST NE |
| 011 | 289110 | 0670 | 9/8/03 | \$185,000 | 1070 | 540 | 7 | 1976 | 3 | 6120 | N | N | 1801 20TH ST NE |
| 011 | 289110 | 0680 | 10/3/03 | \$201,800 | 1090 | 530 | 7 | 1976 | 3 | 6161 | N | N | 1721 20TH ST NE |
| 011 | 289110 | 0830 | 11/18/02 | \$185,000 | 1900 | 0 | 7 | 1968 | 5 | 6000 | N | N | 1614 20TH ST NE |
| 011 | 289110 | 1060 | 4/16/02 | \$159,000 | 1240 | 0 | 7 | 1970 | 3 | 8050 | N | N | 1902 R ST NE |
| 011 | 289110 | 1090 | 2/5/03 | \$168,990 | 960 | 0 | 7 | 1968 | 4 | 6120 | N | N | 1914 R ST NE |
| 011 | 289110 | 1160 | 11/25/03 | \$204,000 | 1910 | 0 | 7 | 1968 | 3 | 7020 | N | N | 1905 R ST NE |
| 011 | 289110 | 1200 | 9/22/03 | \$141,663 | 1230 | 0 | 7 | 1968 | 3 | 6565 | N | N | 1902 PIKE ST NE |
| 011 | 289110 | 1240 | 9/11/03 | \$176,950 | 1640 | 0 | 7 | 1968 | 3 | 6000 | N | N | 1918 PIKE ST NE |
| 011 | 322480 | 0090 | 11/20/02 | \$224,000 | 1200 | 620 | 7 | 1963 | 4 | 12459 | N | N | 232 T ST NE |
| 011 | 322480 | 0140 | 7/3/02 | \$220,000 | 1980 | 0 | 8 | 1958 | 4 | 9830 | N | N | 1610 3RD ST NE |
| 011 | 322480 | 0295 | 9/11/03 | \$221,000 | 1540 | 450 | 7 | 1957 | 4 | 8695 | N | N | 1702 1ST ST NE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 011 | 322490 | 0070 | 7/24/03 | \$226,250 | 1670 | 730 | 7 | 1969 | 3 | 8910 | N | N | 12 R ST NE |
| 011 | 322490 | 0090 | 5/9/03 | \$184,500 | 1420 | 0 | 7 | 1973 | 4 | 7469 | N | N | 8 R PL NE |
| 011 | 322490 | 0160 | 4/30/03 | \$180,000 | 1510 | 0 | 7 | 1976 | 4 | 7469 | N | N | 1617 E MAIN ST |
| 011 | 333990 | 0065 | 10/14/03 | \$201,105 | 2070 | 0 | 7 | 1955 | 3 | 6000 | N | N | 1108 10TH ST NE |
| 011 | 333990 | 0162 | 4/11/02 | \$157,000 | 1170 | 0 | 7 | 1966 | 3 | 11340 | N | N | 930 9TH ST NE |
| 011 | 333990 | 0645 | 12/20/02 | \$147,500 | 890 | 0 | 6 | 1913 | 4 | 6050 | N | N | 742 12TH ST NE |
| 011 | 333990 | 0750 | 11/10/03 | \$128,000 | 850 | 0 | 6 | 1921 | 4 | 6000 | N | N | 743 10TH ST NE |
| 011 | 333990 | 0791 | 5/8/02 | \$122,000 | 770 | 0 | 5 | 1940 | 4 | 7500 | N | N | 1016 I ST NE |
| 011 | 333990 | 0794 | 10/21/02 | \$167,000 | 1320 | 0 | 7 | 1957 | 3 | 7500 | N | N | 1036 I ST NE |
| 011 | 333990 | 0915 | 7/18/03 | \$159,650 | 1210 | 0 | 7 | 1955 | 3 | 7000 | N | N | 1010 K ST NE |
| 011 | 333990 | 0920 | 1/17/03 | \$198,000 | 1590 | 0 | 7 | 1959 | 4 | 13000 | N | N | 1106 11TH ST NE |
| 011 | 333990 | 0970 | 5/6/03 | \$205,000 | 1760 | 0 | 7 | 1976 | 4 | 8800 | N | N | 1212 11TH ST NE |
| 011 | 333990 | 1041 | 7/24/03 | \$194,500 | 1390 | 0 | 7 | 1955 | 3 | 7000 | N | N | 1116 K ST NE |
| 011 | 333990 | 1045 | 5/16/02 | \$142,950 | 1300 | 0 | 6 | 1953 | 3 | 9800 | N | N | 1102 12TH ST NE |
| 011 | 333990 | 1055 | 3/20/02 | \$147,950 | 850 | 0 | 6 | 1952 | 3 | 7200 | N | N | 1101 12TH ST NE |
| 011 | 333990 | 1140 | 12/3/02 | \$184,500 | 1330 | 0 | 7 | 1969 | 3 | 9100 | N | N | 1126 14TH ST NE |
| 011 | 333990 | 1171 | 8/30/02 | \$183,500 | 1680 | 0 | 7 | 1969 | 3 | 6840 | N | N | 1102 14TH ST NE |
| 011 | 351000 | 0010 | 11/16/02 | \$235,605 | 1900 | 0 | 8 | 1966 | 4 | 11562 | N | N | 39 RIVERVIEW DR NE |
| 011 | 351000 | 0050 | 5/12/03 | \$215,000 | 1190 | 580 | 7 | 1971 | 3 | 11880 | N | N | 2009 E MAIN ST |
| 011 | 351000 | 0090 | 9/10/02 | \$209,950 | 2010 | 0 | 7 | 1967 | 3 | 9810 | N | N | 24 U PL NE |
| 011 | 351000 | 0110 | 5/1/03 | \$190,000 | 2270 | 0 | 7 | 1966 | 3 | 13185 | N | N | 28 U PL NE |
| 011 | 374760 | 0095 | 11/17/03 | \$115,000 | 650 | 0 | 5 | 1939 | 3 | 1679 | N | N | 29 J ST SE |
| 011 | 374760 | 0135 | 2/27/03 | \$112,000 | 780 | 0 | 5 | 1918 | 4 | 1709 | N | N | 123 J ST SE |
| 011 | 374760 | 0146 | 3/27/02 | \$159,950 | 970 | 640 | 6 | 1924 | 4 | 1593 | N | N | 129 J ST SE |
| 011 | 392040 | 0040 | 11/27/02 | \$173,000 | 1010 | 530 | 7 | 1950 | 4 | 4860 | N | N | 207 R ST SE |
| 011 | 439920 | 0010 | 3/20/02 | \$161,900 | 1340 | 0 | 7 | 1965 | 3 | 9100 | N | N | 1307 13TH ST NE |
| 011 | 439920 | 0055 | 6/4/02 | \$195,000 | 1480 | 0 | 7 | 1967 | 4 | 9100 | N | N | 1306 M ST NE |
| 011 | 439920 | 0135 | 10/8/02 | \$179,000 | 1400 | 0 | 7 | 1958 | 3 | 10400 | N | N | 1308 12TH ST NE |
| 011 | 439920 | 0190 | 9/23/03 | \$184,950 | 1660 | 0 | 7 | 1955 | 3 | 10125 | N | N | 1304 10TH ST NE |
| 011 | 439920 | 0195 | 6/27/02 | \$176,000 | 1300 | 0 | 7 | 1956 | 4 | 10125 | N | N | 1308 10TH ST NE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 011 | 439920 | 0220 | 3/25/02 | \$172,500 | 1420 | 0 | 8 | 1957 | 4 | 18404 | N | N | 1006 O ST NE |
| 011 | 439920 | 0230 | 3/31/03 | \$229,950 | 1970 | 0 | 8 | 1957 | 4 | 12825 | N | N | 1026 O ST NE |
| 011 | 439921 | 0170 | 10/28/02 | \$247,500 | 1470 | 300 | 7 | 1976 | 4 | 12181 | N | N | 1517 12TH ST NE |
| 011 | 439922 | 0060 | 1/22/02 | \$370,000 | 3610 | 0 | 8 | 1989 | 3 | 15333 | N | Y | 1518 12TH PL NE |
| 011 | 439922 | 0080 | 6/21/02 | \$295,000 | 2120 | 0 | 8 | 1989 | 3 | 10483 | N | Y | 1202 PIKE ST NE |
| 011 | 439922 | 0090 | 12/31/03 | \$237,000 | 1430 | 0 | 7 | 1990 | 3 | 9524 | N | Y | 1210 PIKE ST NE |
| 011 | 446340 | 0400 | 8/11/03 | \$164,950 | 1550 | 0 | 6 | 1930 | 3 | 21750 | N | N | 402 WESTERN ST |
| 011 | 519860 | 0005 | 12/14/02 | \$178,936 | 1200 | 0 | 7 | 1958 | 3 | 7800 | N | N | 1301 6TH PL NE |
| 011 | 519860 | 0010 | 2/25/03 | \$162,500 | 1150 | 0 | 7 | 1958 | 4 | 7070 | N | N | 1305 6TH PL NE |
| 011 | 519860 | 0030 | 11/3/03 | \$183,000 | 1340 | 0 | 7 | 1963 | 3 | 7040 | N | N | 1313 6TH PL NE |
| 011 | 540900 | 0110 | 2/20/03 | \$320,000 | 3560 | 0 | 7 | 1989 | 3 | 14010 | N | N | 1019 18TH ST NE |
| 011 | 548620 | 0045 | 11/7/02 | \$139,500 | 940 | 0 | 6 | 1938 | 4 | 6718 | N | N | 109 M ST SE |
| 011 | 548620 | 0055 | 12/4/02 | \$167,845 | 1010 | 0 | 6 | 1947 | 4 | 6721 | N | N | 119 M ST SE |
| 011 | 606160 | 0005 | 5/7/03 | \$168,000 | 1300 | 0 | 6 | 1954 | 3 | 8108 | N | N | 1301 16TH ST NE |
| 011 | 606160 | 0080 | 7/5/03 | \$189,950 | 1390 | 0 | 7 | 1979 | 3 | 6018 | N | N | 1311 14TH ST NE |
| 011 | 606160 | 0095 | 10/16/02 | \$177,000 | 1390 | 0 | 7 | 1979 | 3 | 8417 | N | N | 1416 M ST NE |
| 011 | 609010 | 0010 | 2/21/02 | \$212,900 | 1450 | 170 | 7 | 1947 | 3 | 10800 | N | N | 515 R ST NE |
| 011 | 609010 | 0080 | 1/28/02 | \$190,000 | 1750 | 0 | 7 | 1950 | 4 | 10450 | N | N | 1504 6TH ST NE |
| 011 | 609010 | 0086 | 12/6/02 | \$177,000 | 1310 | 0 | 7 | 1952 | 4 | 7700 | N | N | 515 PIKE ST NE |
| 011 | 609010 | 0100 | 11/17/03 | \$227,000 | 1310 | 910 | 7 | 1952 | 3 | 6600 | N | N | 501 PIKE ST NE |
| 011 | 609010 | 0190 | 5/17/02 | \$170,500 | 1560 | 320 | 7 | 1949 | 3 | 7680 | N | N | 419 O ST NE |
| 011 | 609010 | 0220 | 8/20/03 | \$220,000 | 1290 | 950 | 7 | 1955 | 4 | 10240 | N | N | 408 N ST NE |
| 011 | 613160 | 0025 | 5/1/03 | \$147,500 | 1200 | 0 | 6 | 1953 | 3 | 11487 | N | N | 1435 M ST NE |
| 011 | 613160 | 0030 | 8/14/03 | \$130,950 | 910 | 0 | 6 | 1953 | 3 | 11487 | N | N | 1505 M ST NE |
| 011 | 613160 | 0100 | 12/24/03 | \$150,000 | 960 | 0 | 6 | 1954 | 4 | 8316 | N | N | 912 16TH ST NE |
| 011 | 613160 | 0140 | 7/15/02 | \$180,000 | 1210 | 0 | 6 | 1954 | 5 | 8316 | N | N | 1011 16TH ST NE |
| 011 | 613160 | 0195 | 4/23/02 | \$162,350 | 1248 | 0 | 6 | 1954 | 5 | 8316 | N | N | 1012 17TH ST NE |
| 011 | 613160 | 0245 | 6/13/03 | \$159,950 | 1250 | 0 | 6 | 1954 | 4 | 8316 | N | N | 1101 17TH ST NE |
| 011 | 613800 | 0060 | 1/16/02 | \$149,950 | 1190 | 0 | 7 | 1954 | 4 | 14100 | N | N | 804 11TH ST NE |
| 011 | 634700 | 0015 | 12/22/03 | \$117,000 | 730 | 0 | 4 | 1936 | 4 | 5650 | N | N | 316 4TH ST SE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 011 | 685870 | 0140 | 4/14/03 | \$133,000 | 770 | 0 | 6 | 1944 | 3 | 7592 | N | N | 101 J ST NE |
| 011 | 733140 | 0597 | 7/23/02 | \$135,000 | 1030 | 0 | 6 | 1934 | 3 | 6000 | N | N | 213 D ST SE |
| 011 | 733140 | 0645 | 6/14/02 | \$148,500 | 960 | 0 | 6 | 1939 | 4 | 7500 | N | N | 303 D ST SE |
| 011 | 733190 | 0180 | 2/27/03 | \$133,000 | 990 | 0 | 7 | 1961 | 4 | 9100 | N | N | 1606 7TH ST NE |
| 011 | 733190 | 0310 | 10/29/02 | \$189,000 | 1040 | 0 | 7 | 1960 | 4 | 8800 | N | N | 1608 6TH ST NE |
| 011 | 733540 | 0095 | 11/13/03 | \$170,000 | 1040 | 0 | 6 | 1915 | 4 | 6720 | N | N | 18 K ST SE |
| 011 | 733540 | 0145 | 8/6/02 | \$220,000 | 1510 | 0 | 7 | 2002 | 3 | 6320 | N | N | 117 L PL SE |
| 011 | 733540 | 0245 | 8/1/03 | \$155,000 | 1040 | 0 | 6 | 1944 | 4 | 10696 | N | N | 311 M ST SE |
| 011 | 733540 | 0271 | 10/22/02 | \$171,500 | 1490 | 0 | 5 | 1911 | 5 | 6700 | N | N | 202 K ST SE |
| 011 | 733540 | 0300 | 11/1/02 | \$130,850 | 910 | 0 | 6 | 1953 | 4 | 6689 | N | N | 304 K ST SE |
| 011 | 733540 | 0345 | 5/1/03 | \$128,000 | 780 | 0 | 5 | 1948 | 3 | 6685 | N | N | 311 L PL SE |
| 011 | 733540 | 0370 | 6/6/03 | \$140,000 | 880 | 0 | 5 | 1922 | 4 | 6695 | N | N | 219 L PL SE |
| 011 | 733540 | 0391 | 6/19/03 | \$152,000 | 1710 | 0 | 7 | 1959 | 4 | 7000 | N | N | 202 J ST SE |
| 011 | 733540 | 0415 | 9/5/02 | \$155,000 | 1050 | 0 | 5 | 1920 | 3 | 8043 | N | N | 228 J ST SE |
| 011 | 733540 | 0465 | 3/26/03 | \$143,000 | 1050 | 0 | 6 | 1940 | 3 | 7281 | N | N | 319 K ST SE |
| 011 | 733540 | 0500 | 7/15/02 | \$156,000 | 810 | 0 | 6 | 1923 | 3 | 6697 | N | N | 211 K ST SE |
| 011 | 733800 | 0040 | 12/4/02 | \$144,000 | 1150 | 0 | 6 | 1982 | 4 | 5200 | N | N | 930 30TH ST NE |
| 011 | 733800 | 0120 | 5/13/03 | \$145,600 | 1070 | 0 | 6 | 1982 | 4 | 4200 | N | N | 1108 30TH ST NE |
| 011 | 733800 | 0220 | 3/4/02 | \$148,000 | 900 | 0 | 6 | 1983 | 4 | 4860 | N | N | 1218 30TH ST NE |
| 011 | 733800 | 0240 | 5/2/03 | \$159,950 | 1280 | 0 | 6 | 1983 | 4 | 4105 | N | N | 1217 30TH ST NE |
| 011 | 733800 | 0320 | 7/25/03 | \$135,000 | 900 | 0 | 6 | 1985 | 3 | 3652 | N | N | 3012 M PL NE |
| 011 | 733800 | 0380 | 12/20/02 | \$151,000 | 1280 | 0 | 6 | 1985 | 3 | 3780 | N | N | 3030 M DR NE |
| 011 | 733800 | 0390 | 12/11/02 | \$151,950 | 1280 | 0 | 6 | 1985 | 3 | 3765 | N | N | 3016 M PL NE |
| 011 | 733800 | 0420 | 11/4/03 | \$163,500 | 1280 | 0 | 6 | 1985 | 4 | 3713 | N | N | 3104 M PL NE |
| 011 | 733800 | 0460 | 7/31/03 | \$145,000 | 1070 | 0 | 6 | 1985 | 3 | 5340 | N | N | 3101 M PL NE |
| 011 | 733800 | 0500 | 7/17/03 | \$156,500 | 1150 | 0 | 6 | 1985 | 4 | 3784 | N | N | 1213 31ST ST NE |
| 011 | 733800 | 0530 | 7/22/02 | \$128,000 | 900 | 0 | 6 | 1985 | 4 | 4988 | N | N | 3102 M ST NE |
| 011 | 733800 | 1050 | 5/7/03 | \$145,000 | 1280 | 0 | 6 | 1983 | 3 | 3800 | N | N | 1004 31ST ST NE |
| 011 | 733800 | 1070 | 12/23/02 | \$147,000 | 1280 | 0 | 6 | 1983 | 3 | 4366 | N | N | 3102 K ST NE |
| 011 | 733800 | 1080 | 4/9/02 | \$147,900 | 1150 | 0 | 6 | 1983 | 4 | 4000 | N | N | 3104 K ST NE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 011 | 733800 | 1220 | 1/28/02 | \$129,500 | 900 | 0 | 6 | 1982 | 4 | 3906 | N | N | 921 30TH ST NE |
| 011 | 734940 | 0030 | 3/19/03 | \$184,950 | 1600 | 0 | 7 | 1977 | 4 | 7300 | N | N | 1725 RIVERVIEW DR NE |
| 011 | 734940 | 0250 | 4/26/02 | \$192,000 | 1100 | 530 | 7 | 1977 | 3 | 8585 | N | N | 1423 RIVERVIEW DR NE |
| 011 | 734940 | 0350 | 7/24/03 | \$289,500 | 1940 | 0 | 7 | 1977 | 4 | 10541 | N | Y | 1226 PIKE ST NE |
| 011 | 734940 | 0420 | 8/15/03 | \$282,900 | 1170 | 810 | 7 | 1977 | 3 | 10224 | N | Y | 1416 RIVERVIEW DR NE |
| 011 | 734940 | 0500 | 9/9/03 | \$224,000 | 1390 | 0 | 7 | 1977 | 3 | 8625 | N | Y | 1524 RIVERVIEW DR NE |
| 011 | 734940 | 0580 | 9/17/02 | \$235,000 | 1650 | 0 | 8 | 1977 | 4 | 13855 | N | Y | 1614 RIVERVIEW DR NE |
| 011 | 734940 | 0620 | 2/6/03 | \$234,950 | 1600 | 0 | 7 | 1978 | 4 | 12325 | N | Y | 1634 RIVERVIEW DR NE |
| 011 | 859570 | 0020 | 10/18/02 | \$222,000 | 2540 | 0 | 6 | 1989 | 3 | 8355 | N | N | 412 4TH ST SE |
| 011 | 859570 | 0060 | 12/22/03 | \$255,000 | 2840 | 0 | 6 | 1986 | 3 | 8306 | N | N | 502 4TH ST SE |
| 011 | 869860 | 0160 | 1/31/03 | \$87,500 | 500 | 0 | 4 | 1912 | 3 | 5750 | N | N | 111 G ST SE |
| 011 | 869860 | 0220 | 11/6/02 | \$142,200 | 1060 | 0 | 6 | 1913 | 4 | 5750 | N | N | 26 G ST SE |
| 011 | 869860 | 0225 | 5/15/03 | \$149,950 | 1040 | 0 | 6 | 1910 | 5 | 5750 | N | N | 102 G ST SE |
| 011 | 869860 | 0240 | 12/12/03 | \$152,000 | 670 | 0 | 6 | 1937 | 4 | 5750 | N | N | 116 G ST SE |
| 011 | 869860 | 0310 | 7/28/03 | \$158,600 | 1030 | 0 | 6 | 1913 | 4 | 5750 | N | N | 111 H ST SE |
| 011 | 869860 | 0311 | 8/28/02 | \$159,000 | 1500 | 0 | 7 | 1968 | 4 | 5750 | N | N | 107 H ST SE |
| 011 | 869910 | 0150 | 12/11/02 | \$140,900 | 1000 | 0 | 6 | 1963 | 3 | 5439 | N | N | 312 G ST SE |
| 011 | 869910 | 0155 | 9/11/03 | \$156,900 | 900 | 0 | 6 | 1949 | 4 | 5477 | N | N | 308 G ST SE |
| 011 | 869910 | 0205 | 1/21/03 | \$189,950 | 1600 | 0 | 7 | 2003 | 3 | 5750 | N | N | 307 G ST SE |
| 011 | 869910 | 0225 | 1/31/03 | \$175,000 | 1230 | 0 | 6 | 1923 | 4 | 5750 | N | N | 202 F ST SE |
| 011 | 869910 | 0260 | 8/20/02 | \$122,000 | 820 | 0 | 5 | 1942 | 3 | 5750 | N | N | 308 F ST SE |
| 011 | 869910 | 0310 | 2/20/03 | \$174,500 | 1740 | 0 | 7 | 1920 | 4 | 7383 | N | N | 305 F ST SE |
| 011 | 869910 | 0440 | 6/25/03 | \$175,000 | 1360 | 0 | 6 | 1919 | 4 | 5394 | N | N | 321 E ST SE |
| 011 | 869910 | 0520 | 8/19/02 | \$119,950 | 770 | 0 | 5 | 1913 | 4 | 3279 | N | N | 616 4TH ST SE |
| 011 | 885765 | 0060 | 3/26/02 | \$159,900 | 1250 | 0 | 6 | 1993 | 3 | 6925 | N | N | 1806 4TH PL SE |
| 011 | 885765 | 0140 | 12/12/02 | \$163,950 | 1250 | 0 | 6 | 1993 | 3 | 6882 | N | N | 405 U ST SE |
| 011 | 885765 | 0200 | 9/26/02 | \$159,950 | 1230 | 0 | 6 | 1993 | 3 | 6778 | N | N | 404 U ST SE |
| 011 | 885765 | 0270 | 2/25/03 | \$175,000 | 1230 | 0 | 6 | 1993 | 3 | 7080 | N | N | 428 V PL SE |
| 011 | 885765 | 0280 | 3/11/02 | \$159,950 | 1230 | 0 | 6 | 1993 | 3 | 7105 | N | N | 426 V PL SE |
| 011 | 889290 | 0010 | 9/11/03 | \$195,000 | 1330 | 0 | 7 | 1998 | 3 | 6000 | N | N | 3825 I PL NE |

Improved Sales Used in this Annual Update Analysis
Area 28

(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Above Grade Living | Finished Bsmt | Bld Grade | Year Built/Ren | Cond | Lot Size | View | Water-front | Situs Address |
|-----------------|--------------|--------------|------------------|-------------------|---------------------------|----------------------|------------------|-----------------------|-------------|-----------------|-------------|--------------------|----------------------|
| 011 | 889290 | 0030 | 9/5/02 | \$191,700 | 1330 | 0 | 7 | 1998 | 3 | 6000 | N | N | 3840 I PL NE |
| 011 | 889290 | 0070 | 7/3/03 | \$165,000 | 1160 | 0 | 7 | 1998 | 3 | 6003 | N | N | 3832 I PL NE |
| 011 | 889290 | 0080 | 2/26/02 | \$168,000 | 1160 | 0 | 7 | 1998 | 3 | 6074 | N | N | 3830 I PL NE |
| 011 | 889290 | 0090 | 6/20/03 | \$189,950 | 1410 | 0 | 7 | 1998 | 3 | 7452 | N | N | 3828 I PL NE |
| 011 | 889290 | 0220 | 11/24/03 | \$190,000 | 1190 | 0 | 7 | 1998 | 3 | 6529 | N | N | 3802 I PL NE |
| 011 | 949920 | 0005 | 5/28/02 | \$177,000 | 1320 | 1000 | 6 | 1923 | 4 | 10560 | N | N | 115 O ST NE |
| 011 | 949920 | 0080 | 11/5/02 | \$154,750 | 1150 | 0 | 5 | 1930 | 4 | 5280 | N | N | 22 N ST NE |
| 011 | 949920 | 0280 | 12/24/02 | \$170,000 | 990 | 380 | 7 | 1947 | 4 | 6300 | N | N | 1245 E MAIN ST |

Improved Sales Removed from this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 008 | 025510 | 0010 | 2/20/03 | \$171,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 008 | 025510 | 0070 | 10/22/03 | \$175,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 008 | 025510 | 0410 | 8/4/03 | \$179,500 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 008 | 101800 | 0065 | 1/11/02 | \$85,000 | Diagnostic Outlier |
| 008 | 101800 | 0215 | 5/2/03 | \$70,000 | Diagnostic Outlier |
| 008 | 101800 | 0215 | 1/14/03 | \$43,968 | DORRatio |
| 008 | 101800 | 0287 | 1/25/02 | \$163,450 | Diagnostic Outlier |
| 008 | 133060 | 0020 | 8/12/03 | \$161,900 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 008 | 138860 | 0050 | 1/9/03 | \$145,316 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 008 | 145000 | 0150 | 12/23/03 | \$170,950 | RELOCATION - SALE TO SERVICE |
| 008 | 192105 | 9170 | 5/12/03 | \$164,000 | Diagnostic Outlier |
| 008 | 192105 | 9255 | 10/8/03 | \$192,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 008 | 192105 | 9363 | 9/12/03 | \$206,000 | %Compl ActivePermitBeforeSale>25K |
| 008 | 240460 | 0006 | 4/11/02 | \$125,000 | QUESTIONABLE PER SALES IDENTIFICATION |
| 008 | 241320 | 0145 | 10/14/03 | \$157,345 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 008 | 302105 | 9159 | 12/4/02 | \$91,483 | RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio |
| 008 | 302105 | 9182 | 8/22/03 | \$172,900 | ImpCount |
| 008 | 302105 | 9190 | 2/20/02 | \$49,836 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 008 | 314160 | 0385 | 10/14/03 | \$118,200 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 008 | 314160 | 0385 | 8/26/03 | \$130,500 | CORPORATE AFFILIATES |
| 008 | 331360 | 0005 | 5/15/03 | \$175,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 008 | 331380 | 0030 | 5/1/02 | \$133,029 | EXEMPT FROM EXCISE TAX |
| 008 | 331380 | 0090 | 6/11/03 | \$138,200 | GOVERNMENT AGENCY |
| 008 | 422340 | 0040 | 7/15/02 | \$147,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 008 | 447420 | 0010 | 6/27/03 | \$205,500 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 008 | 539820 | 0040 | 1/29/02 | \$190,000 | NON-REPRESENTATIVE SALE |
| 008 | 542240 | 0070 | 8/27/02 | \$229,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 008 | 638200 | 0060 | 1/21/02 | \$170,318 | EXEMPT FROM EXCISE TAX |
| 008 | 711600 | 0225 | 3/20/02 | \$133,000 | Diagnostic Outlier |
| 008 | 711650 | 0120 | 9/26/02 | \$167,284 | Diagnostic Outlier |
| 008 | 711650 | 0125 | 11/21/03 | \$200,000 | NON-REPRESENTATIVE SALE, E# 1984836 & 2010146 |
| 008 | 711650 | 0515 | 11/7/03 | \$48,671 | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.) |
| 008 | 711650 | 0575 | 5/2/02 | \$43,668 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 008 | 711650 | 0685 | 6/24/03 | \$154,500 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 008 | 711650 | 0760 | 4/21/03 | \$145,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 008 | 711650 | 0950 | 1/30/02 | \$105,000 | Diagnostic Outlier |
| 008 | 714060 | 0090 | 6/3/02 | \$94,000 | NON-REPRESENTATIVE SALE |
| 008 | 714060 | 0255 | 4/2/02 | \$130,000 | Diagnostic Outlier |
| 008 | 734520 | 0220 | 2/25/02 | \$167,650 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 008 | 734520 | 0550 | 7/12/02 | \$81,017 | DORRatio |
| 008 | 734961 | 0090 | 3/5/03 | \$77,999 | QUIT CLAIM DEED DORRatio |
| 008 | 734961 | 0130 | 1/15/02 | \$91,791 | STATEMENT TO DOR DORRatio |
| 008 | 734961 | 0200 | 4/15/03 | \$240,000 | RELOCATION - SALE BY SERVICE |
| 008 | 734961 | 0200 | 4/18/03 | \$240,000 | RELOCATION - SALE TO SERVICE |
| 008 | 734964 | 0030 | 9/8/03 | \$232,450 | RELOCATION - SALE TO SERVICE |

Improved Sales Removed from this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 008 | 734965 | 0290 | 10/25/02 | \$233,900 | RELOCATION - SALE BY SERVICE |
| 008 | 734965 | 0290 | 10/15/02 | \$233,900 | RELOCATION - SALE TO SERVICE |
| 008 | 734966 | 0070 | 2/28/03 | \$231,950 | RELOCATION - SALE BY SERVICE |
| 008 | 734966 | 0070 | 2/6/03 | \$231,950 | RELOCATION - SALE TO SERVICE |
| 008 | 746890 | 0100 | 9/25/03 | \$225,000 | Diagnostic Outlier |
| 008 | 787740 | 0225 | 11/26/03 | \$150,000 | ImpCountSTATEMENT TO DOR |
| 008 | 788900 | 0125 | 12/14/03 | \$143,107 | EXEMPT FROM EXCISE TAX; GOVERNMENT AGENCY |
| 008 | 788910 | 0030 | 2/21/03 | \$172,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 008 | 792460 | 0010 | 8/1/02 | \$185,800 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 008 | 792460 | 0070 | 8/16/02 | \$167,500 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 008 | 792460 | 0140 | 7/5/02 | \$150,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 008 | 858140 | 0180 | 8/5/03 | \$270,000 | Diagnostic Outlier |
| 008 | 858140 | 0345 | 7/25/02 | \$40,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 008 | 869560 | 0055 | 2/28/03 | \$131,401 | EXEMPT FROM EXCISE TAX |
| 008 | 889320 | 0080 | 4/15/03 | \$195,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 008 | 950090 | 0205 | 8/27/03 | \$187,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 010 | 012005 | 9050 | 2/12/03 | \$295,000 | MOBILE HOME |
| 010 | 022005 | 9020 | 6/18/03 | \$135,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 010 | 030400 | 0450 | 10/2/03 | \$185,000 | Diagnostic Outlier |
| 010 | 122005 | 9024 | 1/21/03 | \$270,500 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 010 | 122005 | 9025 | 10/16/02 | \$97,000 | Diagnostic Outlier |
| 010 | 132005 | 9004 | 12/1/03 | \$575,000 | Diagnostic Outlier |
| 010 | 212105 | 9079 | 8/13/02 | \$155,000 | Diagnostic Outlier |
| 010 | 252105 | 9043 | 9/30/02 | \$88,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 010 | 259750 | 0180 | 9/18/03 | \$209,950 | Diagnostic Outlier |
| 010 | 259750 | 0340 | 2/7/02 | \$190,000 | GOVERNMENT AGENCY |
| 010 | 259750 | 0900 | 8/18/03 | \$245,000 | UnFinArea |
| 010 | 259900 | 0560 | 12/4/03 | \$168,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 010 | 259900 | 0970 | 1/24/02 | \$46,715 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 010 | 259920 | 0140 | 8/26/02 | \$109,309 | PARTIAL INTEREST (103, 102, Etc.) |
| 010 | 259920 | 0320 | 5/29/03 | \$58,333 | STATEMENT TO DOR DORRatio |
| 010 | 259920 | 0850 | 2/19/03 | \$189,950 | Diagnostic Outlier |
| 010 | 262105 | 9072 | 12/23/02 | \$100,410 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 010 | 272105 | 9075 | 3/18/02 | \$145,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 010 | 272105 | 9078 | 10/30/03 | \$37,500 | %NetCond Prevlmp<=10K |
| 010 | 272105 | 9133 | 4/29/03 | \$215,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 010 | 287340 | 0030 | 3/31/03 | \$275,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 010 | 322105 | 9058 | 7/8/02 | \$399,950 | Diagnostic Outlier |
| 010 | 332105 | 9012 | 8/6/02 | \$295,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 010 | 332105 | 9015 | 5/30/02 | \$1,286 | UnFinArea DORRatio |
| 010 | 332105 | 9035 | 5/6/02 | \$1,800 | DORRatio |
| 010 | 342105 | 9047 | 7/1/03 | \$408,000 | Diagnostic Outlier |
| 010 | 352105 | 9114 | 9/26/02 | \$297,500 | 0OpenSpace0 |
| 010 | 352105 | 9127 | 4/8/03 | \$436,500 | UnFinAreaOpenSpace0 |
| 010 | 366800 | 0110 | 6/1/02 | \$150,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |

Improved Sales Removed from this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|---|
| 010 | 366800 | 0130 | 8/11/03 | \$107,500 | QUIT CLAIM DEED |
| 010 | 366800 | 0730 | 12/12/03 | \$237,500 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 010 | 413687 | 0030 | 10/22/02 | \$235,000 | RELOCATION - SALE BY SERVICE |
| 010 | 413687 | 0030 | 10/22/02 | \$233,750 | RELOCATION - SALE TO SERVICE |
| 010 | 413687 | 0170 | 3/25/03 | \$265,000 | RELOCATION - SALE BY SERVICE |
| 010 | 413687 | 0170 | 3/25/03 | \$265,000 | RELOCATION - SALE TO SERVICE |
| 010 | 413687 | 0450 | 7/9/03 | \$259,000 | RELOCATION - SALE TO SERVICE |
| 010 | 413687 | 0460 | 3/19/03 | \$235,000 | RELOCATION - SALE BY SERVICE |
| 010 | 413687 | 0460 | 3/19/03 | \$235,000 | RELOCATION - SALE TO SERVICE |
| 010 | 413687 | 0500 | 4/20/02 | \$262,950 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 010 | 413688 | 0040 | 5/24/03 | \$247,500 | RELOCATION - SALE TO SERVICE |
| 010 | 413688 | 0220 | 5/28/03 | \$197,992 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 010 | 413688 | 0280 | 11/25/02 | \$265,000 | RELOCATION - SALE BY SERVICE |
| 010 | 413688 | 0280 | 11/25/02 | \$265,000 | RELOCATION - SALE TO SERVICE |
| 010 | 413688 | 0410 | 12/31/02 | \$265,000 | RELOCATION - SALE BY SERVICE |
| 010 | 413688 | 0410 | 12/20/02 | \$265,000 | RELOCATION - SALE TO SERVICE |
| 010 | 413689 | 0020 | 9/22/03 | \$209,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 010 | 413689 | 0330 | 8/20/03 | \$243,000 | RELOCATION - SALE BY SERVICE |
| 010 | 413689 | 0330 | 8/20/03 | \$243,000 | RELOCATION - SALE TO SERVICE |
| 010 | 413689 | 0480 | 4/5/02 | \$242,000 | RELOCATION - SALE BY SERVICE |
| 010 | 413689 | 0480 | 3/29/02 | \$320,000 | RELOCATION - SALE TO SERVICE |
| 010 | 413689 | 0560 | 8/18/03 | \$288,000 | RELOCATION - SALE BY SERVICE |
| 010 | 413689 | 0560 | 8/18/03 | \$288,000 | RELOCATION - SALE TO SERVICE |
| 010 | 413690 | 0090 | 5/17/02 | \$265,000 | CORPORATE AFFILIATES |
| 010 | 413690 | 0390 | 5/6/02 | \$176,500 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 010 | 413693 | 0110 | 4/11/02 | \$296,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 010 | 413693 | 0310 | 6/30/03 | \$297,000 | RELOCATION - SALE TO SERVICE |
| 010 | 413693 | 0450 | 11/23/03 | \$293,000 | RELOCATION - SALE TO SERVICE |
| 010 | 413693 | 0560 | 5/22/02 | \$289,000 | RELOCATION - SALE BY SERVICE |
| 010 | 413693 | 0560 | 5/22/02 | \$297,450 | RELOCATION - SALE TO SERVICE |
| 010 | 413701 | 0520 | 4/24/02 | \$233,200 | Obsol |
| 010 | 413701 | 0680 | 6/10/03 | \$225,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 010 | 413702 | 0090 | 11/25/03 | \$192,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 010 | 413702 | 0180 | 7/9/03 | \$212,900 | RELOCATION - SALE TO SERVICE |
| 010 | 413702 | 0180 | 4/24/03 | \$212,900 | RELOCATION - SALE TO SERVICE |
| 010 | 413702 | 0210 | 2/12/02 | \$170,000 | Diagnostic Outlier |
| 010 | 413704 | 0120 | 12/27/02 | \$197,500 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 010 | 413704 | 0310 | 7/18/02 | \$224,800 | RELOCATION - SALE BY SERVICE |
| 010 | 413704 | 0310 | 7/18/02 | \$224,800 | RELOCATION - SALE TO SERVICE |
| 010 | 413706 | 0260 | 5/9/03 | \$212,000 | Diagnostic Outlier |
| 010 | 413706 | 0310 | 10/18/02 | \$206,000 | Diagnostic Outlier |
| 010 | 774950 | 0060 | 5/13/03 | \$206,000 | Diagnostic Outlier |
| 010 | 774950 | 0110 | 3/20/02 | \$235,000 | Diagnostic Outlier |
| 010 | 774950 | 0560 | 4/9/03 | \$186,660 | QUIT CLAIM DEED |
| 010 | 774950 | 0800 | 10/23/02 | \$197,500 | UnFinArea |

Improved Sales Removed from this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 010 | 774950 | 0970 | 9/30/03 | \$237,000 | Diagnostic Outlier |
| 010 | 774950 | 1200 | 5/6/02 | \$108,732 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 010 | 780620 | 0230 | 4/22/03 | \$205,000 | EXEMPT FROM EXCISE TAX |
| 010 | 780621 | 0210 | 2/19/02 | \$162,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 010 | 780621 | 0290 | 10/10/03 | \$16,500 | QUIT CLAIM DEED; EXEMPT FROM EXCISE TAX |
| 010 | 885816 | 0070 | 7/25/03 | \$390,000 | ActivePermitBeforeSale>25K |
| 010 | 885816 | 0070 | 8/26/02 | \$78,000 | DORRatio ActivePermitBeforeSale>25K |
| 011 | 000100 | 0035 | 2/7/02 | \$195,000 | PersMH00 |
| 011 | 000100 | 0094 | 5/1/03 | \$193,411 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 011 | 000420 | 0010 | 9/4/02 | \$140,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 001600 | 0515 | 12/13/02 | \$133,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 011 | 120200 | 0055 | 10/25/02 | \$140,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 172105 | 9057 | 4/16/03 | \$152,000 | BANKRUPTCY - RECEIVER OR TRUSTEE |
| 011 | 172105 | 9063 | 10/28/03 | \$110,000 | Diagnostic Outlier |
| 011 | 172105 | 9119 | 7/5/02 | \$186,300 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 172105 | 9132 | 12/26/02 | \$38,643 | PARTIAL INTEREST (103, 102, Etc.) DORRatio |
| 011 | 172105 | 9220 | 5/28/03 | \$249,995 | Diagnostic Outlier |
| 011 | 188750 | 0005 | 12/16/02 | \$195,000 | Diagnostic Outlier |
| 011 | 214980 | 0191 | 12/27/02 | \$190,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 011 | 214980 | 0191 | 12/27/02 | \$190,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 011 | 214980 | 0214 | 5/22/02 | \$132,000 | Diagnostic Outlier |
| 011 | 215400 | 0011 | 2/7/02 | \$160,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 215400 | 0011 | 8/27/03 | \$67,925 | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.) |
| 011 | 215400 | 0027 | 9/24/03 | \$134,000 | STATEMENT TO DOR, PARTIAL INT, LOVE AFF, GFT |
| 011 | 243070 | 0030 | 7/15/03 | \$136,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 264800 | 0111 | 3/6/02 | \$159,500 | ImpCount |
| 011 | 264800 | 0125 | 5/2/03 | \$170,000 | Diagnostic Outlier |
| 011 | 264800 | 0255 | 6/25/03 | \$165,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 011 | 268880 | 0060 | 8/26/02 | \$239,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 268880 | 0070 | 10/16/03 | \$290,000 | Diagnostic Outlier |
| 011 | 289100 | 0150 | 11/26/03 | \$158,950 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 011 | 289100 | 0150 | 7/1/03 | \$152,022 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 011 | 289110 | 0120 | 2/27/03 | \$57,559 | DORRatio |
| 011 | 289110 | 0690 | 12/30/02 | \$69,924 | PARTIAL INTEREST (103, 102, Etc.) |
| 011 | 321720 | 0026 | 2/25/02 | \$148,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 322480 | 0060 | 5/1/03 | \$72,000 | QUIT CLAIM DEED DORRatio |
| 011 | 322490 | 0180 | 1/9/03 | \$92,647 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 011 | 333990 | 0820 | 4/17/02 | \$85,000 | GOVERNMENT AGENCY; EXEMPT FROM EXCISE TAX |
| 011 | 333990 | 1045 | 7/16/03 | \$71,055 | RELATED PARTY, FRIEND, OR NEIGHBOR DORRatio |
| 011 | 351000 | 0110 | 2/26/03 | \$39,343 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 011 | 392040 | 0045 | 2/5/02 | \$135,500 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 439920 | 0060 | 4/9/03 | \$186,285 | EXEMPT FROM EXCISE TAX |
| 011 | 439920 | 0060 | 9/2/03 | \$169,000 | GOVERNMENT AGENCY; FORCED SALE |
| 011 | 439920 | 0175 | 6/6/02 | \$100,000 | NON-REPRESENTATIVE SALE |
| 011 | 446340 | 0410 | 9/26/03 | \$140,250 | BANKRUPTCY - RECEIVER OR TRUSTEE |

Improved Sales Removed from this Annual Update Analysis
Area 28
(1 to 3 Unit Residences)

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 011 | 548620 | 0011 | 2/25/03 | \$162,500 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 548620 | 0011 | 2/10/03 | \$161,500 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 606160 | 0065 | 7/29/02 | \$184,000 | RELATED PARTY, FRIEND, OR NEIGHBOR |
| 011 | 609010 | 0090 | 4/29/02 | \$210,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 613160 | 0235 | 3/14/02 | \$57,000 | STATEMENT TO DOR DORRatio |
| 011 | 733540 | 0110 | 3/26/02 | \$130,000 | Diagnostic Outlier |
| 011 | 733540 | 0255 | 1/14/03 | \$113,400 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 733540 | 0365 | 5/27/03 | \$184,000 | ActivePermitBeforeSale>25K |
| 011 | 733540 | 0500 | 3/15/02 | \$103,000 | ASSUMPTION OF MORTGAGE |
| 011 | 733800 | 0140 | 1/9/02 | \$142,500 | RELOCATION - SALE BY SERVICE |
| 011 | 733800 | 0350 | 10/6/03 | \$37,334 | QUIT CLAIM DEED; PARTIAL INTEREST (103, 102, Etc.) |
| 011 | 733800 | 0360 | 3/16/03 | \$137,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 733800 | 0560 | 7/26/02 | \$55,866 | PARTIAL INTEREST (103, 102, Etc.) DORRatio |
| 011 | 733800 | 1030 | 4/29/03 | \$182,000 | Diagnostic Outlier |
| 011 | 869910 | 0010 | 12/30/03 | \$170,000 | ImpCount |
| 011 | 869910 | 0050 | 12/20/02 | \$125,000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 869910 | 0210 | 7/14/03 | \$130,000 | UnFinArea |
| 011 | 869910 | 0235 | 12/20/02 | \$110,000 | Diagnostic Outlier |
| 011 | 869910 | 0295 | 3/8/02 | \$106,000 | Diagnostic Outlier |
| 011 | 869910 | 0505 | 8/12/03 | \$75,000 | Diagnostic Outlier |
| 011 | 949920 | 0140 | 6/4/03 | \$159,500 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |
| 011 | 949920 | 0160 | 7/16/03 | \$145,500 | UnFinArea |
| 011 | 949920 | 0245 | 1/13/03 | \$122,000 | Diagnostic Outlier |
| 011 | 949920 | 0305 | 4/9/03 | \$113,340 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR |

Vacant Sales Used in this Annual Update Analysis
Area 28

| Sub Area | Major | Minor | Sale Date | Sale Price | Lot Size | View | Water-front |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 8 | 101800 | 0276 | 07/08/2002 | 35000 | 4200 | N | N |
| 10 | 012005 | 9042 | 06/24/2003 | 300000 | 397702 | Y | N |
| 10 | 012005 | 9074 | 05/14/2003 | 35000 | 45302 | N | N |
| 10 | 262105 | 9060 | 12/12/2002 | 279950 | 1E+06 | N | N |
| 10 | 262105 | 9060 | 08/27/2003 | 279950 | 1E+06 | N | N |
| 10 | 332105 | 9016 | 08/21/2003 | 95000 | 174240 | N | N |
| 10 | 332105 | 9047 | 05/07/2003 | 55000 | 49658 | N | N |
| 10 | 332105 | 9048 | 09/18/2002 | 77000 | 163785 | N | N |
| 10 | 332105 | 9069 | 11/04/2003 | 125000 | 217800 | N | N |
| 10 | 342105 | 9037 | 12/11/2003 | 300000 | 259182 | N | N |
| 10 | 352105 | 9056 | 05/13/2003 | 50000 | 106930 | N | N |
| 10 | 362105 | 9015 | 02/14/2003 | 100000 | 422532 | Y | N |
| 10 | 362105 | 9072 | 05/28/2003 | 117000 | 280090 | N | N |
| 10 | 413696 | 0030 | 07/01/2003 | 77000 | 33612 | N | N |
| 10 | 413698 | 0010 | 06/18/2003 | 77750 | 21760 | Y | N |
| 10 | 413698 | 0020 | 07/16/2003 | 75000 | 22390 | Y | N |
| 10 | 413698 | 0040 | 03/20/2003 | 74000 | 27600 | Y | N |
| 10 | 413698 | 0050 | 07/22/2003 | 79125 | 21900 | Y | N |
| 10 | 413698 | 0070 | 08/04/2003 | 83500 | 28800 | Y | N |
| 10 | 413698 | 0100 | 09/08/2003 | 80500 | 23410 | Y | N |
| 10 | 413698 | 0110 | 06/07/2002 | 76000 | 9870 | Y | N |
| 10 | 413698 | 0120 | 03/21/2003 | 74000 | 9380 | Y | N |
| 10 | 413698 | 0130 | 02/19/2003 | 71175 | 10080 | N | N |
| 10 | 413698 | 0140 | 03/18/2003 | 74000 | 9910 | N | N |
| 10 | 413698 | 0150 | 06/18/2003 | 75750 | 10030 | N | N |
| 10 | 413698 | 0160 | 05/27/2003 | 75750 | 10020 | N | N |
| 10 | 413698 | 0170 | 02/19/2003 | 71175 | 9700 | N | N |
| 10 | 413698 | 0190 | 08/22/2002 | 79500 | 8080 | N | N |
| 10 | 413698 | 0200 | 08/28/2002 | 80500 | 8630 | N | N |
| 10 | 413698 | 0210 | 07/01/2003 | 80500 | 9340 | Y | N |
| 10 | 413698 | 0220 | 03/19/2003 | 75500 | 9360 | Y | N |
| 10 | 413698 | 0230 | 03/13/2003 | 77000 | 9360 | Y | N |
| 10 | 413698 | 0240 | 06/27/2003 | 79500 | 11060 | Y | N |
| 10 | 413698 | 0250 | 03/25/2003 | 75000 | 9310 | Y | N |
| 10 | 413698 | 0260 | 06/27/2003 | 80250 | 9630 | Y | N |
| 10 | 413698 | 0270 | 10/09/2003 | 78500 | 8330 | Y | N |
| 10 | 413698 | 0280 | 11/21/2003 | 83500 | 8130 | Y | N |
| 10 | 413698 | 0290 | 07/28/2003 | 78500 | 8130 | Y | N |
| 10 | 413698 | 0300 | 06/20/2003 | 79000 | 8130 | Y | N |
| 10 | 413698 | 0310 | 09/16/2003 | 80250 | 8130 | Y | N |
| 10 | 413698 | 0320 | 04/23/2003 | 79500 | 8130 | Y | N |
| 10 | 885816 | 0010 | 12/24/2003 | 83000 | 18937 | Y | N |
| 10 | 885816 | 0020 | 08/07/2003 | 83000 | 14536 | Y | N |
| 10 | 885816 | 0040 | 12/23/2003 | 88000 | 12186 | Y | N |
| 10 | 885816 | 0060 | 12/11/2003 | 82000 | 10356 | Y | N |

Vacant Sales Used in this Annual Update Analysis
Area 28

| Sub Area | Major | Minor | Sale Date | Sale Price | Lot Size | View | Water-front |
|-----------------|--------------|--------------|------------------|-------------------|-----------------|-------------|--------------------|
| 10 | 885816 | 0080 | 12/04/2003 | 92000 | 15927 | Y | N |
| 11 | 214980 | 0343 | 05/15/2003 | 50200 | 6000 | N | N |
| 11 | 215400 | 0120 | 10/30/2003 | 17500 | 6440 | N | N |
| 11 | 264800 | 0137 | 12/03/2002 | 70000 | 13601 | N | N |
| 11 | 439921 | 0015 | 06/23/2003 | 85000 | 10216 | N | N |

Vacant Sales Removed from this Annual Update Analysis
Area 28

| Sub Area | Major | Minor | Sale Date | Sale Price | Comments |
|-----------------|--------------|--------------|------------------|-------------------|--|
| 8 | 787740 | 0360 | 10/15/2002 | 58000 | CORPORATE AFFILIATES; |
| 10 | 012005 | 9001 | 11/01/2002 | 250000 | MOBILE HOME; |
| 10 | 172105 | 9073 | 03/22/2002 | 9000000 | RELATED PARTY, FRIEND, OR NEIGHBOR; |
| 10 | 272105 | 9017 | 03/24/2003 | 7356 | QUIT CLAIM DEED |
| 10 | 322105 | 9019 | 07/31/2002 | 4042 | QUIT CLAIM DEED; |
| 10 | 322105 | 9028 | 07/20/2002 | 11145 | QUIT CLAIM DEED; |
| 10 | 332105 | 9025 | 11/21/2002 | 160000 | ESTATE ADMINISTRATOR, GUARDIAN, OR EXECUTOR; |
| 10 | 332105 | 9036 | 08/05/2002 | 1800 | EASEMENT OR RIGHT-OF-WAY |
| 10 | 332105 | 9069 | 02/14/2002 | 1446 | EASEMENT OR RIGHT-OF-WAY |
| 10 | 332105 | 9091 | 02/19/2002 | 1414 | EASEMENT OR RIGHT-OF-WAY |
| 10 | 342105 | 9035 | 05/19/2003 | 5000 | QUIT CLAIM DEED; |
| 10 | 352105 | 9133 | 02/10/2003 | 120000 | PARTIAL INTEREST (1/3, 1/2, Etc.); |



King County
Department of Assessments
King County Administration Bldg.
500 Fourth Avenue, ADM-AS-0708
Seattle, WA 98104-2384

(206) 296-5195 FAX (206) 296-0595
Email: assessor.info@metrokc.gov
www.metrokc.gov/assessor/

Scott Noble
Assessor

MEMORANDUM

DATE: January 31, 2004

TO: Residential Appraisers

FROM: Scott Noble, Assessor

SUBJECT: 2004 Revaluation for 2005 Tax Roll

The King County Assessor, as elected representative of the people of King County, is your client for the mass appraisal and summary report. The King County Department of Assessments subscribes to the Uniform Standards of Professional Appraisal Practice 2004. You will perform your appraisals and complete your summary mass appraisal reports in compliance with USPAP 2004. The following are your appraisal instructions and conditions:

1. You are to timely appraise the area or properties assigned to you by the revalue plan. The Departure Provision of USPAP may be invoked as necessary including special limiting conditions to complete the Revalue Plan.
2. You are to use all appropriate mass appraisal techniques as stated in USPAP, Washington State Law; Washington State Administrative Code, IAAO texts or classes.
3. The standard for validation models is the standard as delineated by IAAO in their Standard on Ratio Studies (approved 1999); and
4. Any and all other standards as published by the IAAO.
5. Appraise land as if vacant and available for development to its highest and best use [USPAP SR 6-2(i)]. The improvements are to be valued at their contribution to the total.
6. You must complete the revalue in compliance with all Washington and King County laws, codes and with due consideration of Department of Revenue guidelines. The Jurisdictional Exception is to be invoked in case USPAP does not agree with these public policies.

7. Physical inspections should be completed per the revaluation plan and statistical updates completed on the remainder of the properties as appropriate.
8. You must complete a written, summary, mass appraisal report for each area and a statistical update report in compliance with USPAP Standard 6.
9. All sales of land and improved properties should be validated as correct and verified with participants as necessary.
10. You must use at least two years of sales. No adjustments to sales prices shall be made to avoid any possibility of speculative market conditions skewing the basis for taxation.
11. Continue to review dollar per square foot as a check and balance to assessment value.
12. The intended use of the appraisal and report is the administration of ad valorem property taxation.
13. The intended users include the Assessor, Board of Equalization, Board of Tax Appeals, King County Prosecutor and Department of Revenue.
14. The land abstraction method should have limited use and only when the market indicates improved sales in a neighborhood are to acquire land only. The market will show this when a clear majority of purchased houses are demolished or remodeled by the new owner.
15. If "tear downs" are over 50% of improved sales in a neighborhood, they may be considered as an adjustment to the benchmark vacant sales. In analyzing a "tear down" ensure that you have accounted for any possible building value.

SN:swr